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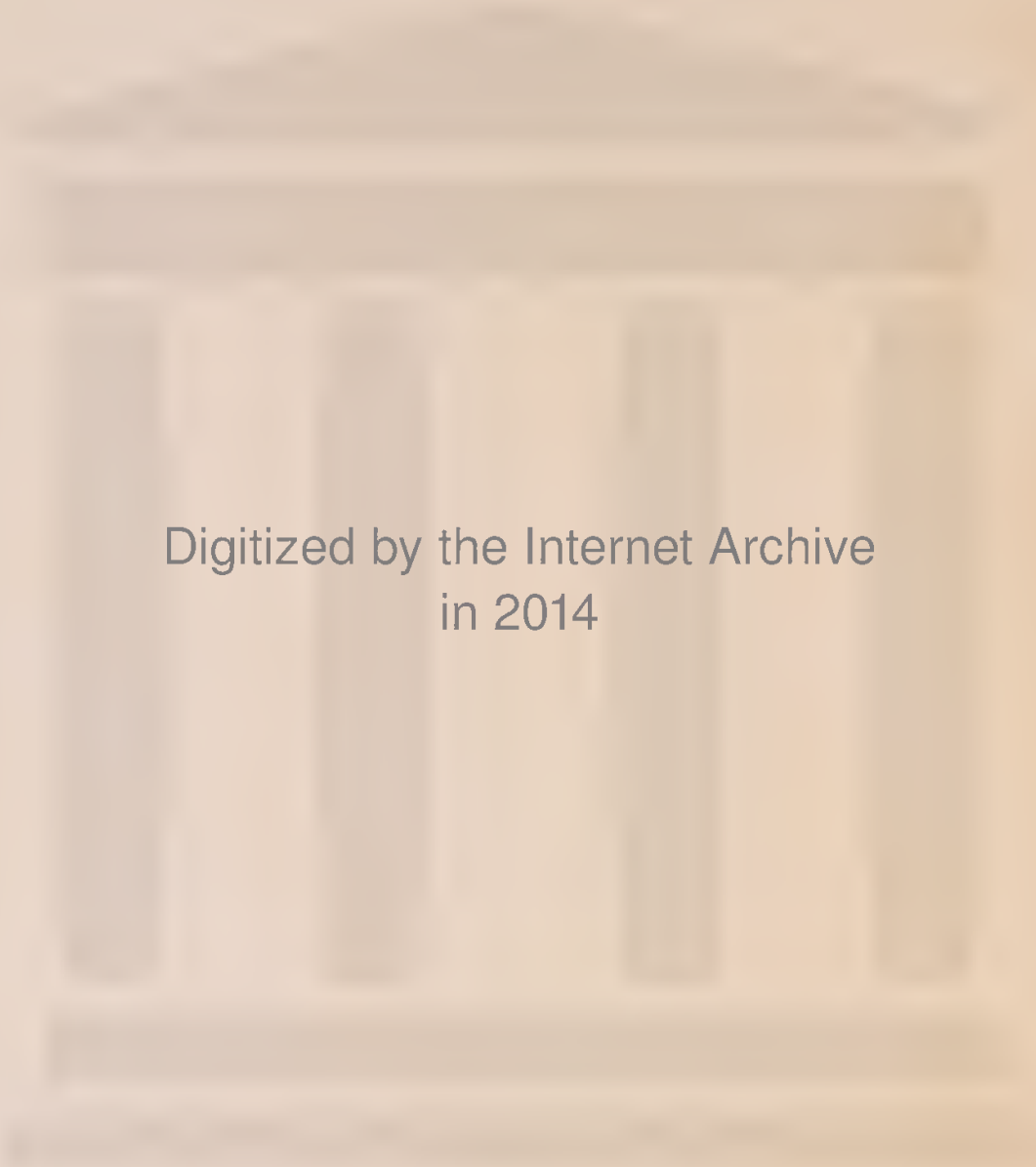
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THE REDEVELOPMENT PLAN
FOR THE DIAMOND HEIGHTS
APPROVED REDEVELOPMENT
PROJECT AREA B-1

**THE REDEVELOPMENT AGENCY OF THE
CITY & COUNTY OF SAN FRANCISCO**

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October 3, 1955

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Redevelopment plan for
the Diamond Heights

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REDEVELOPMENT AGENCY
of the City and County of San Francisco
512 Golden Gate Avenue
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July 14, 1955

THE REDEVELOPMENT PLAN FOR
THE DIAMOND HEIGHTS APPROVED REDEVELOPMENT PROJECT AREA B-1

PART I

The Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1, hereinafter called the Redevelopment Plan, was prepared in accordance with the California Community Redevelopment Law (Health and Safety Code of California, Division 24, Part I, Chapter 4, Article 1) and the Federal Housing Act of 1949, as amended.

The Redevelopment Plan consists of two parts.

PART I is composed of this text.

PART II consists of a series of maps entitled:

- A. THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA;
- B. STREETS TO BE VACATED (26 - 29);
- C. SEWER - WATER - GAS AND TRAFFIC CONTROL (46 - 49);
- D. ELECTRICAL - TELEPHONE - STREET LIGHTING (and) FIRE ALARM BOX AND POLICE 'PHONE SYSTEMS (50 - 53);
- E. SETBACK AND HEIGHT LIMITATIONS - AREAS FOR PLANNED UNIT DEVELOPMENT;
- F. ZONING CHANGES;
- G. ACQUISITION MAP.

The Redevelopment Plan is based upon the Tentative Plan for the Redevelopment of the Diamond Heights Approved Redevelopment Project Area B-1 which was approved and adopted by the Board of Supervisors of the City and County of San Francisco by Ordinance Number 7364 (Series of 1939) on June 9, 1952, and conforms to the Master Plan of the City and County of San Francisco insofar as the latter plan applies to the Diamond Heights Project Area. The Redevelopment Agency, hereinafter called the Agency, consulted with the Planning Commission of the City and County of San Francisco in formulating the Redevelopment Plan.

The Diamond Heights Approved Redevelopment Project Area B-1, hereinafter called the Project Area, is presently a predominantly open, blighted area, characterized by the following conditions: economic disuse; faulty planning; the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development; the laying out of lots in disregard to the contours and other physical

characteristics of the ground and surrounding conditions; the existence of inadequate streets, open spaces and utilities; economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered; and lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable. The Redevelopment Plan provides for the elimination of the conditions of blight noted above and which have been described more fully in the aforementioned Tentative Plan, for the redevelopment and development of the Project Area for predominantly residential uses, and for continuing land use controls.

SITE DEVELOPMENT PLAN

The preparation or development of the land as building sites shall be according to the provisions described below and shown on the maps in Part II of the Redevelopment Plan.

Street Improvements

The locations of existing rights-of-way to be vacated are shown on Maps B, Part II, entitled, STREETS TO BE VACATED.

Existing rights-of-way to be retained and new rights-of-way to be dedicated which together comprise the street layout, and easements to be established are shown on Map A, Part II, entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA.

Public Utilities

The locations of storm and sanitary sewers and emergency overflow channels, water and gas mains, and traffic control devices are illustrated on the set of Maps C, Part II, entitled, SEWER - WATER - GAS AND TRAFFIC CONTROL.

The locations of electric power, telephone, street lighting, fire alarm box and police telephone systems are illustrated on the set of Maps D, Part II, entitled, ELECTRICAL - TELEPHONE - STREET LIGHTING (and) FIRE ALARM BOX AND POLICE 'PHONE SYSTEMS.

Systems to be retained and those to be constructed are indicated on the maps.

Other Site Improvements

The location and extent of special site grading is indicated on Map A, Part II, entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA.

DESCRIPTION OF PROJECT AREA

The Project Area comprises the greater part of Redevelopment Area B, which, in Ordinance 6161 (Series of 1939) enacted by the Board of Supervisors of the City and County of San Francisco on July 24, 1950, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes in the California Community Redevelopment Law. The passage of this ordinance followed action taken March 23, 1950, by resolution of the City Planning Commission of the City and County of San Francisco which found such a designation in conformity with the Master Plan of San Francisco.

The boundaries of the Project Area are shown by the heavy dashed lines on Map A, Part II, entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA and are described as follows:

The boundaries of the project area are described on the Map by the heavy dashed line as designated on the legend.

The legal description of the boundaries of the project area is as follows:

All of that land lying and being in the City and County of San Francisco and more particularly described as follows:

Beginning at the point of intersection of the center line of Twenty-eight Street with the center line of Douglass Street and running thence northerly along said line of Douglass Street 1471.85 feet to the center line of Clipper Street as the same is constructed westerly from Douglass Street; thence deflecting $86^{\circ}30'$ to the left and running along said line of Clipper Street the following courses and distances westerly 810.23 feet; thence southwesterly along the arc of a curve to the left tangent to the preceding course with a radius of 610 feet a central angle of $49^{\circ}42'$ a distance of 529.131 feet; thence southwesterly tangent to the preceding curve 524.178 feet; thence southwesterly, westerly and northwesterly along the arc of a curve to the right tangent to the preceding course with a radius of 240 feet a central angle of $66^{\circ}12'04''$ a distance of 277.303 feet; thence leaving said constructed centerline and running northwesterly tangent to the preceding curve 187.499 feet; thence northwesterly, westerly and southwesterly along the arc of a curve to the left tangent to the preceding course with a radius of 290 feet a central angle of $26^{\circ}08'08''$ a distance of 132.284 feet to the centerline of Portola Drive; thence along the center line of Portola Drive the following courses and distances southwesterly tangent to the preceding course 216.277 feet; thence southwesterly, westerly, and northwesterly along the arc of a curve to the right tangent to the preceding course with a radius of 300 feet a central angle of $21^{\circ}20'21''$ a distance of 111.732 feet; thence northwesterly tangent to the preceding curve 173.447 feet; thence northwesterly, westerly, and southwesterly along the arc of a curve to the left tangent to the preceding course with a radius of 250 feet a central angle of $45^{\circ}32'40''$ a distance of 198.725 feet; thence southwesterly tangent to the preceding curve 319.223 feet; thence southwesterly along the arc of a curve to the right tangent to the preceding course with a radius of 450 feet a central angle of $26^{\circ}09'03''$ a distance of 205.388 feet; thence southwesterly tangent to the preceding curve 225.240 feet; thence leaving said center line of Portola Drive and running southwesterly along the arc of a curve to the left tangent to the preceding course with a radius of 250 feet a central angle of $23^{\circ}25'10''$ a distance of 102.187 feet to a point in a line parallel with and perpendicularly distant 50 feet northwesterly from the southeasterly line of Portola Drive; thence southwesterly along said parallel line 168.191 feet corrected to 261.929 feet, more or less, to a point in a line drawn parallel with and perpendicularly distant 30 feet southwesterly from the northeasterly line of O'Shaughnessy Boulevard; thence deflecting $91^{\circ}12'26''$ to the left and running southeasterly along said line so drawn and its prolongation the following courses and distances; southeasterly 931.004 feet; thence southeasterly along the arc of a curve to the left tangent to the preceding course with a radius of 430 feet a central angle of $24^{\circ}51'09''$ a distance of 186.516 feet; thence southeasterly along the arc of a compound curve to the left with a radius of 485 feet a central angle of $25^{\circ}12'21''$ a distance of 213.364 feet; thence southeasterly tangent to the preceding curve 421.59 feet; thence southeasterly along the arc of

a curve to the right tangent to the preceding course with a radius of 400.99 feet a central angle of $37^{\circ} 26' 31''$ a distance of 262.041 feet; thence southeasterly and southerly along the arc of a compound curve to the right with a radius of 214.01 feet a central angle of $51^{\circ} 00' 33''$ a distance of 190.528 feet; thence southerly tangent to the preceding curve 78.359 feet; thence southerly and southeasterly along the arc of a curve to the left tangent to the preceding course with a radius of 210 feet a central angle of $84^{\circ} 59' 34''$ a distance of 311.52 feet; thence southeasterly tangent to the preceding curve 155 feet; thence southeasterly along the arc of a curve to the right tangent to the preceding course with a radius of 350 feet a central angle of $53^{\circ} 24' 00''$ a distance of 326.202 feet; thence southeasterly along the arc of a reverse curve to the left with a radius of 328 feet a central angle of $47^{\circ} 14' 12''$ a distance of 270.415 feet; thence southeasterly tangent to the preceding curve 152 feet; thence southeasterly, southerly, and southwesterly along the arc of a curve to the right tangent to the preceding course with a radius of 210 feet a central angle of $82^{\circ} 00'$ a distance of 300.545 feet; thence southwesterly tangent to the preceding curve 210.689 feet; thence southwesterly, southerly and southeasterly along the arc of a curve to the left tangent to the preceding course with a radius of 400 feet a central angle of $24^{\circ} 21'$ a distance of 169.995 feet; thence southeasterly tangent to the preceding curve 210.851 feet; thence southeasterly, southerly and southwesterly along the arc of a curve to the right tangent to the preceding course with a radius of 150 feet a central angle of $68^{\circ} 35'$ a distance of 179.551 feet; thence southwesterly tangent to the preceding curve 398 feet; thence southwesterly and southerly along the arc of a curve to the left tangent to the preceding course with a radius of 190 feet a central angle of $59^{\circ} 30'$ a distance of 197.309 feet; thence southerly, southeasterly, easterly, and northeasterly along the arc of a compound curve to the left with a radius of 158 feet a central angle of $101^{\circ} 56' 32''$ a distance of 281.118 feet; thence northeasterly tangent to the preceding course 320.60 feet; thence northeasterly, easterly, and southeasterly along the arc of a curve to the right tangent to the preceding course with a radius of 150 feet a central angle of $37^{\circ} 31' 32''$ a distance of 98.242 feet to tangency with a line drawn parallel and concentric with the northeasterly line of Bosworth Street and perpendicularly and radially distant 30 feet southwesterly therefrom; thence southeasterly along last named line the following courses and distances southeasterly 98.62 feet; thence southeasterly along the arc of a curve to the right with a radius of 130 feet a central angle of $25^{\circ} 02'$ a distance of 56.799 feet; thence southeasterly tangent to the preceding curve 71.759 feet; thence southeasterly along the arc of a curve to the right tangent to the preceding course with a radius of 130 feet a central angle of $20^{\circ} 52'$ a distance of 47.345 feet; thence southeasterly tangent to the preceding curve 141.223 feet; thence southeasterly along the arc of a curve to the left with a radius of 130 feet a central angle of $45^{\circ} 44'$ a distance of 103.766 feet; thence southeasterly tangent to the preceding curve 162.192 feet to a point in a line drawn parallel with and perpendicularly distant 20 feet southeasterly from the northwesterly line of Elk Street; thence northeasterly, northerly and northwesterly along last named line so drawn the following courses and distances; deflecting $90^{\circ} 00'$ to the left from the preceding course and running northeasterly 134.19 feet; thence northeasterly, northerly, and northwesterly along the arc of a curve to the left tangent to the preceding course with a radius of 706.277 feet a central angle of $17^{\circ} 53' 34''$ a distance of 220.562 feet; thence northeasterly tangent to the preceding curve 477.761 feet to an angle point therein; thence deflecting $30^{\circ} 28' 25''$ to the right and running northeasterly 43.44 feet corrected to 32.38 feet more or less to a point in a line drawn parallel with and perpendicularly distant 25 feet southwesterly from the southwesterly boundary of Block "F" as designated with a course N. $84^{\circ} 43' 1/2''$ W. 176.31 feet as shown on Map of Additions to Castro Street Addition and Glen Park Terrace filed March 25, 1910 in Book "G" of Maps at pages 60 to 63, inclusive, Official Records of the City and County of San Francisco, State of California, thence deflecting $63^{\circ} 13' 35''$ to the right and running southeasterly along last named line so drawn 134.28 feet corrected to 139.87 feet more or less to its intersection with the westerly line of Lot 16, Block "F" as per above-mentioned map, produced southerly; thence deflecting $93^{\circ} 46'$ to the left and running northerly along said line of Lot 16 and its production 88.53 feet to the northerly line of said Lot 16; thence at right angles easterly along last named line 28 feet to the westerly line of Lot 15 in said Block "F"; thence at right angles northerly along said line of Lot 15, 18 feet to the northerly line thereof; thence at right angles easterly along the northerly lines of Lots 15 and 14 in said block 56 feet to the easterly corrected to westerly line of Lot 13 in said block; thence at right angles northerly along last named line 13 feet to the northerly line of said Lot 13; thence at right angles easterly along the northerly lines of Lots 13, 12 and 11, 75 feet to the easterly line of Lot 11; thence at right angles southerly along said easterly line 50 feet to the northerly line of Lot 8 in said block; thence at right angles easterly along last named line 50 feet; thence at right angles southerly 50 feet to the southerly line of Lot 9 in said block; thence at right angles westerly along last named line 23.43 feet to an angle point formed by the northerly and northeasterly lines of

Sussex Street; thence deflecting $64^{\circ} 00'$ to the left and running southwesterly 27.815 feet to the center line of Sussex Street; thence deflecting $64^{\circ} 00'$ to the left and running southeasterly along the center line of Sussex Street 199.73 feet to its intersection northwesterly along said center line of Swiss Avenue thence deflecting $146^{\circ} 10'$ to the left and running with the common boundary between Lots 35 and 36, Block "C", of map above referred to produced northwesterly; thence deflecting $102^{\circ} 28' 30''$ to the right and running northwesterly line of Lot 17 in said Block "C"; thence southwesterly along last at right angles southeasterly along last named boundary 25 feet to the common boundary between Lots 17 and 18 in said block; thence at right angles northeasterly along last named common boundary and its extension 116.92 feet to the center line of Arbor Street; thence deflecting $90^{\circ} 27'$ to the right and running southeasterly along said center line 16.86 feet corrected to 19.37 feet, more or less to the southwesterly production of the common boundary between Lots 11 and 12, Block "G" of map above referred to; thence deflecting $90^{\circ} 13'$ to the left and running northeasterly along said common boundary and its extension 119.09 feet to the southwesterly boundary of Lot 13 in said Block "G"; thence southeasterly along the southwesterly boundary of Lots 13, 17, 18, 19, 20, and 21 in said Block "G" 200 feet to the southeasterly boundary of Lot 21 in said block; thence northeasterly along the said boundary of Lot 21, 184.34 feet to the southeasterly line of Diamond Street; thence northeasterly along said line of Diamond Street 20.50 feet to the northerly line of Lot 29 in said Block "G"; thence southeasterly along last named line and its production 107.24 feet to the center line of Conrad Street; thence northeasterly along said line of Conrad Street 166.23 feet to the center line of Diamond Street; thence northeasterly along the center line of Diamond Street 426.40 feet corrected to 427.43 feet, more or less, to the radial to the curve with a radius of 50 feet joining the northwesterly line of Diamond Street with the northeasterly line of Moffitt Street as shown on above-mentioned map; thence northeasterly, easterly and southeasterly along the arc of a curve to the right tangent to the preceding course with a radius of 25 feet a central angle of $70^{\circ} 31' 52''$ a distance of 30.78 feet; thence on a radial line northeasterly 25 feet to the northeasterly line of Moffitt Street at its intersection with the common boundary between Lots 6 and 7 in Block 16 of map above mentioned; thence deflecting $48^{\circ} 56' 38''$ to the right and running southeasterly along last named boundary 1.59 feet; thence deflecting $76^{\circ} 00'$ to the left and running northeasterly 103.04 feet; thence deflecting $104^{\circ} 00'$ to the left and running northwesterly 6.19 feet; thence deflecting $104^{\circ} 00'$ to the right and running northeasterly 51.53 feet to the southwesterly line of Moreland Street at a point distant thereon 61.729 feet northwesterly from the southwesterly line of Farnum Street; thence northeasterly at right angles to said line of Moreland Street 20 feet to the center line thereof; thence southeasterly along said center line 5.43 feet; thence at right angles northeasterly 20 feet to the northeasterly line of Moreland Street at its intersection with the common boundary between Lots 6 and 7 in Block 15 of above-mentioned map; thence deflecting $2^{\circ} 03' 30''$ to the left and running northwesterly along last named common boundary 117.83 feet to the southerly line of Lot 4 in said Block 15; thence southwesterly along said line of Lot 4, 50 feet to the easterly line of Lot 26 in said Block 15; thence northeasterly along said line of Lot 26, 75 feet to the southerly line of Lot 1 in said Block 15; thence northeasterly along said line of Lot 1 and its extension 120 feet to the center line of Farnum Street; thence southeasterly along said center line 25 feet; thence at right angles northeasterly 120 feet to the easterly line of Lot 31 in Block 11 of above-mentioned map at a point distant thereon 50 feet southerly from the southerly line of 31st Street; thence southeasterly along the easterly lines of Lots 31, 35, 36, and 40 in said Block 11, 225 feet corrected to 175 feet, more or less, to a point 75 feet southerly from the southerly line of Lot 36 in said Block 11; thence deflecting $16^{\circ} 18' 19''$ to the left and running southeasterly 230.874 feet to a point in a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Farnum Street; thence deflecting $10^{\circ} 53' 22''$ to the right and running southeasterly along last named parallel line so drawn 270.07 feet to a point in a line drawn at right angles northeasterly from the northeasterly line of Moffitt Street from a point distant thereon 67.94 feet southeasterly from the northeasterly line of Farnum Street; thence deflecting $126^{\circ} 37'$ to the left and running northeasterly along last named line so drawn 26 feet more or less to a point in a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Moffitt Street; thence at right angles southeasterly along last named line so drawn 250 feet to a point distant thereon 28.81 feet northwesterly from the westerly line of Castro Street; thence at right angles southwesterly 100 feet to the northeasterly line of Moffitt Street to a point distant thereon 317.94 feet southeasterly from the northeasterly line of Farnum Street; thence continuing southwesterly along last course 20 feet to the center line of Moffitt Street; thence deflecting $78^{\circ} 14'$ to the left and running southeasterly along said center

line of Moffitt Street 103.36 feet to an angle point therein; thence deflecting $8^{\circ} 25' 50''$ to the left and running southeasterly along said center line to a point in a line drawn at right angles to the southwesterly line of Moffitt Street from a point distant thereon 35.71 feet northwesterly from the westerly line of Castro Street; thence at right angles southwesterly along last named line so drawn 174.32 feet corrected to 184.32 feet, more or less, to the southwesterly line of Poppy Lane; thence southeasterly along the southwesterly line of Poppy Lane to an angle point therein; thence deflecting $55^{\circ} 16'$ to the left and running easterly along the southerly line of Poppy Lane 31.20 feet to the westerly line of Lot 1, Block 6 according to Map of Subdivision No. 1 of the Castro Street Addition filed October 28, 1895 in Map Book 1 at pages 197 and 198, Official Records of the City and County of San Francisco; thence at right angles southerly along said line of Lot 1 69.63 feet to the northwesterly line of Lot 2 in said Block 6; thence deflecting $55^{\circ} 16'$ to the right and running southwesterly along said line of Lot 2 and its extension 105.97 feet to the center line of Sussex Street; thence running along said centerline southeasterly, easterly, and northeasterly along the arc of a curve to the left whose tangent deflects 90° to the left from the preceding course with a radius of 50 feet a central angle of $55^{\circ} 16'$ a distance of 48.229 feet; thence continuing northeasterly on said center line tangent to the preceding curve 95.323 feet to the easterly line of Castro Street; thence at right angles northwesterly along the easterly line of Castro Street 13.12 feet to the center line of Bemis Street; thence deflecting $54^{\circ} 57'$ to the right and running northeasterly along the center line of Bemis Street 531.304 feet to a point in a line drawn at right angles to the southeasterly line of Bemis Street from a point distant thereon 88 feet northeasterly from the northeasterly line of Roanoke Street; thence at right angles southeasterly along last named line so drawn 125 feet to the center line of the block between Bemis Street and Laidley Street thence at right angles northeasterly 225 feet, thence at right angles northwesterly 75 feet; thence at right angles northeasterly 137 feet to the centerline of Mateo Street; thence at right angles northwesterly along the center line of Mateo Street 50 feet to the center line of Bemis Street; thence at right angles northeasterly along the center line of Bemis Street 499.86 feet to the center line of Miguel Street; thence deflecting $49^{\circ} 44'$ to the left and running northeasterly along the center line of Miguel Street 106.34 feet to an angle point therein; thence deflecting $49^{\circ} 49'$ to the left and continuing northwesterly along said center line of Miguel Street 200 feet to a second angle point therein; thence deflecting $27^{\circ} 03'$ and continuing northwesterly along said center line 300.19 feet to a third angle point therein; thence, deflecting $20^{\circ} 01'$ to the left and running westerly along the original center line of Miguel Street as it existed before the widening of the northeasterly side thereof 250.347 feet to the center line of Beacon Street as it existed prior to the widening of a portion thereof; thence deflecting $60^{\circ} 00' 30''$ to the right and running northwesterly along last named center line 300.05 feet corrected to 285.05 feet more or less to the center line of Harry Street; thence at right angles northeasterly along the center line of Harry Street 160 feet to a point in a line drawn parallel with and perpendicularly distant 140 feet northeasterly from the northeasterly line of Beacon Street; thence at right angles northwesterly along last named parallel line so drawn 420.667 feet corrected to 435.667 feet, more or less, to the northerly line of the lands now or formerly owned by Benjamin Fireman; thence at right angles northwesterly 10 feet to the northeasterly line of Lot 40, Block 22 as per Map of the property of the Fairmount Land Association filed August 5, 1871, in Map Book "2A & B" at page 163 Official Records of the City and County of San Francisco; thence northwesterly along the northeasterly boundary of Lots 40, 39, 37, and 36 in said Block 22 147.09 feet to a point in a line parallel with and distant 125 feet southerly, along the easterly line of Castro Street, from the southerly line of 30th Street and distant on said parallel line 140.10 feet easterly from the easterly line of Castro Street; thence northeasterly along the southeasterly lines of Lots 32 and 31 in said Block 22, 56.9 feet, more or less, to a point in a line which deflects $88^{\circ} 15' 15''$ to the right from the southwesterly line of Laidley Street as the same existed prior to the widening thereof as shown on Map Showing the Widening of the Southwesterly Side of Laidley Street, filed April 25, 1933 in Map Book 'M' at page 83, Official Records of the City and County of San Francisco distant on said line so deflected 98.583 feet; thence northeasterly along last named line and its extension 123.595 feet to the original center line of Laidley Street; thence deflecting $88^{\circ} 15' 15''$ to the left and running northwesterly along said center line 92.22 feet to the center line of 30th Street; thence westerly along said center line of 30th Street 446.08 feet to a point 105 feet westerly from the westerly line of Castro Street as it exists immediately south of Day Street, produced southerly; thence at right angles northerly 146 feet to the center line of Horners Addition Block 173; thence at right angles westerly 125 feet; thence at right angles northerly 114 feet to the southerly line of Day Street; thence continuing northerly along last course 64 feet across Day Street, 228 feet across Horners Addition Block 174, and 32 feet to the center line of 29th Street; thence at right

angles westerly along the center line of 29th Street 150 feet to a point in a line parallel with and perpendicularly distant 180 feet easterly from the easterly line of Diamond Street; thence at right angles northerly along last named parallel line 292 feet to the center line of Valley Street; thence at right angles westerly along the center line of Valley Street 313.333 feet to a point in a line drawn parallel with and perpendicularly distant 50.833 feet westerly from the westerly line of Diamond Street; thence at right angles northerly along last named line so drawn 146 feet to the center line of Horners Addition Block 227; thence at right angles westerly along the center line of said Block 227 406.417 feet to a point distant thereon 102.75 feet easterly from the easterly line of Douglass Street; thence at right angles northerly 146 feet to the center line of 28th Street; thence at right angles westerly along the center line of 28th Street 132.75 feet to the center line of Douglass Street and the point of beginning;

Save and except that the following described properties are excluded from the Redevelopment Project:

1. COMMENCING on the westerly line of Douglass Street, distant thereon 89 feet southerly from the south line of 27th Street; running thence southerly along the westerly line of Douglass Street 25 feet; thence at right angles westerly 101 feet 9 inches; thence at right angles northerly 25 feet; thence at a right angle easterly 101 feet 9 inches to the point of commencement.
BEING Assessor's Lot 1A of Block 6587.
2. COMMENCING at a point on the westerly line of Douglass Street, distant thereon 86 feet northerly from the northerly line of Duncan Street; running thence northerly along the said line of Douglass Street 28 feet; thence at a right angle westerly 70 feet 3 inches; thence at a right angle southerly 28 feet; and thence at a right angle easterly 70 feet 3 inches to the westerly line of Douglass Street and the point of commencement.
BEING a portion of Horner's Addition Block No. 236.
ALSO, BEING Assessor's Lot 2 of Block 6587.
3. COMMENCING at a point formed by the intersection of the northerly line of Duncan Street and the westerly line of Douglass Street; running thence northerly along the said line of Douglass Street 30 feet; thence at a right angle westerly 70 feet 3 inches; thence at a right angle southerly 30 feet to the northerly line of Duncan Street; and thence at a right angle easterly along the said line of Duncan Street 70 feet 3 inches to its intersection with the westerly line of Douglass Street and the point of commencement.
BEING a portion of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 2A of Block 8587.
4. COMMENCING at a point on the westerly line of Douglass Street, distant thereon 30 feet northerly from the northerly line of Duncan Street; running thence northerly along said line of Douglass Street 28 feet; thence at a right angle westerly 70 feet and 3 inches; thence at a right angle southerly 28 feet; and thence at a right angle easterly 70 feet and 3 inches to the point of beginning.
BEING portion of Horner's Addition Block 236.
ALSO BEING Assessor's Lot 2B of Block 6587.
5. COMMENCING on the Westerly line of Douglass Street, distant thereon 58 feet northerly from the north line of Duncan Street; running thence northerly along said line of Douglass Street 28 feet; thence at a right angle westerly 70 feet 3 inches; thence at a right angle southerly 28 feet; thence at a right angle easterly 70 feet 3 inches to the point of beginning.
BEING Assessor's Lot 2C of Block 6587.
6. COMMENCING at a point on the northerly line of Duncan Street distant thereon 70 feet and 3 inches westerly from the westerly line of Douglass Street; running thence westerly along said line of Duncan Street 28 feet and 8 inches; thence at a right angle northerly 114 feet; thence at a right angle easterly 28 feet and 8 inches; thence at a right angle southerly 114 feet to the point of beginning.
BEING part of Horner's Addition Block No. 238.
ALSO BEING Assessor's Lot 2D of Block 6587.
7. COMMENCING at a point on the northerly line of Duncan Street, distant thereon 96 feet and 11 inches westerly from the westerly line of Douglass Street; running thence westerly along the said line of Duncan Street 28 feet and 8 inches; thence

at a right angle northerly 114 feet; thence at a right angle easterly 26 feet and 8 inches; thence at a right angle southerly 114 feet to the point of beginning.

BEING part of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 3 of Block 6587.

8. COMMENCING at a point on the northerly line of Duncan Street, distant thereon 123 feet and 7 inches westerly from the westerly line of Douglass Street; running thence westerly along said line of Duncan Street 26 feet 8 inches; thence at a right angle northerly 114 feet; thence at a right angle easterly 26 feet and 8 inches; thence at a right angle southerly 114 feet to the point of beginning.

BEING a part of Horner's Block No. 236.
ALSO BEING Assessor's Lot 3A of Block 6587.

9. COMMENCING on the northerly line of Duncan Street, distant thereon 150 feet 3 inches westerly from the west line of Douglass Street; running thence westerly along said line of Duncan Street 26 feet 8 inches; thence at right angles northerly 114 feet; thence at right angles easterly 26 feet 8 inches; thence at right angles southerly 114 feet to the point of commencement.

BEING part of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 4 of Block 6587.

10. COMMENCING at a point on the northerly line of Duncan Street, distant thereon 176 feet and 11 inches westerly from the westerly line of Douglass Street; running thence westerly along said line of Duncan Street 26 feet and 8 inches; thence at a right angle northerly 114 feet; thence at a right angle easterly 26 feet and 8 inches; and thence at a right angle southerly 114 feet to the point of beginning.

BEING part of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 4A of Block 6587.

11. COMMENCING at a point on the northerly line of Duncan Street, distant thereon 203 feet 7 inches westerly from the westerly line of Douglass Street; running thence westerly along said line of Duncan Street 25 feet; thence at a right angle northerly 114 feet; thence at a right angle easterly 25 feet and thence at a right angle southerly 114 feet to the point of beginning.

BEING a portion of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 5 of Block 6587.

12. COMMENCING at a point on the northerly line of Duncan Street, distant thereon 228 feet 7 inches westerly from the westerly line of Douglass Street; running thence westerly along said line of Duncan Street 25 feet 11 inches; thence at a right angle northerly 114 feet; thence at a right angle easterly 25 feet 11 inches; thence at a right angle southerly 114 feet to the point of beginning.

BEING portion of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 5A of Block 6587.

13. COMMENCING at a point on the northerly line of Duncan Street distant thereon 169.720 feet easterly from the easterly line of Hoffman Avenue; running thence easterly along the northerly line of Duncan Street 33.944 feet, more or less, to the intersection thereof with the easterly line of the lands conveyed by James J. MacDonald and Esther K. MacDonald to William A. Newson and Christine A. Newson by deed dated October 16, 1940 and recorded October 16, 1940 in Liber 3680 Official Records at page 75 in the office of the Recorder of the City and County of San Francisco, State of California; running thence northerly along the said easterly line of lands so conveyed, 114 feet to the northeasterly corner of the lands above mentioned; thence at a right angle westerly 33.944 feet, more or less, to a point perpendicularly distant 114 feet northerly from the point of beginning; thence at a right angle southerly 114 feet to the point of beginning.

BEING a portion of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 8 of Block 6587.

14. COMMENCING at a point on the northerly line of Duncan Street, distant thereon 135.776 feet easterly from the easterly line of Hoffman Avenue, running thence easterly along the northerly line of Duncan Street 33.944 feet; thence at a right angle northerly 114 feet; thence at a right angle westerly 33.944 feet and thence at a right angle southerly 114 feet to the northerly line of Duncan Street and the point of commencement.

BEING a portion of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 8A of Block 6587.

15. COMMENCING at a point on the northerly line of Duncan Street, distant thereon

101.832 feet easterly from the easterly line of Hoffman Avenue; running thence easterly along said line of Duncan Street 33.944 feet; thence at a right angle northerly 114 feet; thence at a right angle westerly 33.944 feet; thence at a right angle southerly 114 feet to the point of commencement.

BEING a portion of Horner's Addition Block No. 236.
ALSO BEING Assessor's Lot 9 of Block 6587.

16. COMMENCING at the point of intersection of the southerly line of Duncan Street with the westerly line of Douglass Street; and running thence southerly along said westerly line of Douglass Street 26 feet and 6 inches; thence at a right angle westerly 100 feet; thence at a right angle northerly 26 feet and 6 inches to the southerly line of Duncan Street; and thence at a right angle easterly along said line of Duncan Street 100 feet to the point of beginning.

BEING a portion of Horner's Addition Block No. 235.
ALSO BEING Assessor's Lot 1 of Block 6606.

17. COMMENCING at a point on the westerly line of Douglass Street, distant thereon 26 feet 6 inches southerly from the southerly line of Duncan Street; running thence southerly along said line of Douglass Street 25 feet; thence at a right angle westerly 100 feet; thence at a right angle northerly 25 feet; thence at a right angle easterly 100 feet to the point of beginning.

BEING a portion of Horner's Addition Block No. 235.
ALSO BEING Assessor's Lot 2 of Block 6606.

18. COMMENCING at a point on the westerly line of Douglass Street, distant thereon 51 feet 6 inches, southerly from the southerly line of Duncan Street; running thence southerly along said line of Douglass Street, 25 feet; thence at a right angle westerly 100 feet; thence at a right angle northerly 25 feet; thence at a right angle easterly 100 feet to the point of commencement.

BEING a portion of Horner's Addition Block No. 235.
ALSO BEING Assessor's Lot 3 of Block 6606.

19. COMMENCING at a point on the westerly line of Douglass Street distant thereon 101 feet 6 inches northerly from the northerly line of 28th Street; running thence northerly along said line of Douglass Street 25 feet; thence at a right angle westerly 100 feet; thence at a right angle southerly 25 feet; thence at a right angle easterly 100 feet to the point of beginning.

BEING a portion of Horner's Addition Block No. 235.
ALSO BEING Assessor's Lot 5 of Block 6606.

20. COMMENCING at a point on the southerly line of Duncan Street, distant thereon 152 feet 9 inches easterly from the easterly line of Hoffman Avenue; running thence easterly along said line of Duncan Street 50 feet 11 inches; thence at right angles southerly 114 feet; thence at right angles westerly 50 feet 11 inches; thence at right angles northerly 114 feet to the point of commencement.

BEING a portion of Horner's Addition Block No. 235.
ALSO BEING Assessor's Lot 27 of Block 6606.

21. COMMENCING at a point on the southerly line of Duncan Street, distant thereon 203 feet and 8 inches easterly from the easterly line of Hoffman Avenue, formerly Ellen Street; thence running easterly along said southerly line of Duncan Street 50 feet and 11 inches; thence at right angles southerly 114 feet; thence at right angles westerly 50 feet and 11 inches; thence at right angles northerly 114 feet to the point of commencement.

BEING a portion of Horner's Addition Block 235.
ALSO BEING Assessor's Lot 28 of Block 6606.

22. COMMENCING at a point on the southerly line of Duncan Street, distant thereon 253 feet westerly from the westerly line of Douglass Street; running thence westerly along said line of Duncan Street 52 feet and 5 inches; thence at a right angle southerly 114 feet; thence at a right angle easterly 52 feet and 5 inches; and thence at a right angle northerly 114 feet to the point of beginning.

BEING part of Horner's Addition Block No. 235.
ALSO BEING Assessor's Lots 29 and 30 of Block 6606.

23. COMMENCING at a point on the southerly line of Duncan Street distant thereon 100 feet westerly from the westerly line of Douglass Street, running thence westerly 100 feet along said line of Duncan Street, 25 feet, thence at a right angle southerly 114 feet, thence at a right angle easterly 25 feet, thence at a right angle northerly 114 feet, to the point of commencement.

BEING part of Horner's Addition Block No. 235.
ALSO BEING Assessor's Lot 36 of Block 6606.

24. COMMENCING at a point on the southerly line of 28th Street, distant thereon 52 feet 9 inches easterly from the easterly line of Douglass Street; running thence easterly and along said line of 28th Street 25 feet; thence at a right angle southerly 114 feet; thence at a right angle westerly 25 feet; thence at a right angle northerly 114 feet to the point of commencement.

BEING a portion of Horner's Addition Block No. 227.
ALSO BEING Assessor's Lot 21 of Block 6610.

25. COMMENCING at a point on the southerly line of 28th Street, distant thereon 77 feet 9 inches easterly from the easterly line of Douglass Street; running thence Easterly along said line of 28th Street 25 feet; thence at a right angle Southerly 114 feet; thence at a right angle Westerly 25 feet; thence at a right angle northerly 114 feet to the point of commencement.

BEING a portion of Horner's Addition Block 227.
ALSO BEING Assessor's Lot 21A of Block 6610.

26. COMMENCING at a point on the northerly line of 29th Street, distant thereon 155 feet easterly from the easterly line of Diamond Street; running thence easterly along the northerly line of 29th Street 25 feet; thence at a right angle northerly 114 feet; thence at a right angle westerly 25 feet and thence at a right angle southerly 114 feet to the northerly line of 29th Street and the point of commencement.

BEING a portion of Horner's Addition Block No. 175.
ALSO BEING Assessor's Lot 21 of Block 6622.

27. COMMENCING at a point on the northerly line of 29th Street, distant 130 feet easterly from the easterly line of Diamond Street, running thence easterly along said northerly line of 29th Street, 25 feet; thence at right angles northerly 114 feet; thence at right angles westerly 25 feet; thence at right angles southerly 114 feet to the northerly line of 29th Street and the point of commencement.

BEING a portion of Horner's Addition Block No. 175.
ALSO BEING Assessor's Lot 22 of Block 6622.

28. COMMENCING at a point on the southerly line of Valley Street distant thereon 130 feet easterly from the easterly line of Diamond Street; running thence easterly along the said southerly line of Valley Street 25 feet; thence at a right angle southerly 114 feet; thence at a right angle westerly 25 feet and thence at a right angle northerly 114 feet to the point of commencement.

BEING part of Horner's Addition Block No. 175.
ALSO BEING Assessor's Lot 34 of Block 6622.

29. COMMENCING at a point on the southerly line of Valley Street, distant thereon 155 feet easterly from the easterly line of Diamond Street; running thence easterly along said line of Valley Street 25 feet; thence at a right angle southerly 114 feet; thence at a right angle westerly 25 feet; and thence at a right angle northerly 114 feet to the point of commencement.

BEING a portion of Horner's Addition Block No. 175.
ALSO BEING Assessor's Lot 35 of Block 6622.

30. COMMENCING at a point on the southerly line of 29th Street distant thereon 255 feet westerly from the westerly line of Castro Street, running thence westerly and along said line of 29th Street, 25 feet; thence at a right angle southerly 114 feet; thence at a right angle easterly 25 feet; thence at a right angle northerly 114 feet to the point of commencement.

BEING a part of Horner's Addition Block No. 174.
ALSO BEING Assessor's Lot 31 of Block 6629.

31. COMMENCING at a point on the northerly line of 30th Street, perpendicularly distant 105 feet westerly from the west line of Castro Street; running thence westerly along said line of 30th Street 25 feet; thence at right angles northerly 114 feet; thence at right angles easterly 25 feet; thence at right angles southerly 114 feet to the point of commencement.

BEING a portion of Horner's Addition Block No. 173.
ALSO BEING Assessor's Lot 6 of Block 6641.

32. COMMENCING at a point on the Northerly line of 30th Street, distant thereon 155 feet westerly from the westerly line of Castro Street, extended southerly running thence westerly and along said line of 30th Street, 33 feet 4 inches; thence at a

right angle northerly 114 feet; thence at a right angle easterly 33 feet 4 inches; thence at a right angle southerly 114 feet, to the point of commencement.
BEING part of Horner's Addition Block 173.
ALSO BEING Assessor's Lot 8 of Block 6641.

33. Lot 5 in Block "H", as designated and delineated on that certain map entitled "Additions to Castro Street Addition and Glen Park Terrace", which was filed for record on March 25, 1910, in the office of the Recorder of the City and County of San Francisco, State of California, in Book G of Maps, pages 60 to 63.
BEING Assessor's Lot 5 of Block 6674.
34. Lots 16 and 17 in Block 16 as said lots and block are delineated and so designated upon that certain map entitled "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber G of Maps, pages 60 to 63, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.
BEING Assessor's Lots 16 and 17 of Block 6699.
35. Lots 18 and 19 in Block 16 as said lots and block are delineated and so designated upon that certain map entitled "Map of Additions to Castro Street Addition and Glen Park Terrace", filed March 25, 1910 and recorded in Liber G of Maps, pages 60 to 63, inclusive in the office of the Recorder of the City and County of San Francisco, State of California.
BEING Assessor's Lots 18 and 19 of Block 6699.
36. COMMENCING at the point of intersection of the southerly line of Moreland Street with the easterly line of Moreland Street; running thence easterly along said line of Moreland Street 48.06 feet; thence southerly 49.99 feet to a point on the southerly line of Lot 23 hereinafter referred to, distant 60.524 feet easterly from the easterly line of Moreland Street; thence westerly along said last mentioned lot line, 60.524 feet to the easterly line of Moreland Street; thence northerly along said last mentioned line 50.152 feet to the point of commencement.
BEING part of Lots 23 and 24 in Block 16, according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace" filed in the office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book G at pages 60 to 63, inclusive.
BEING Assessor's Lot 23 of Block 6699.
37. COMMENCING at a point on the southerly line of Moreland Street distant thereon 48.06 feet easterly from the easterly line of Moreland Street; running thence easterly along said southerly line of Moreland Street 55 feet to the easterly line of Lot 24 in Block 16, according to Map hereinafter referred to; thence southerly along the easterly line of said Lot 24 and the easterly line of Lot 23 in said Block a distance of 51.52 feet to the southerly line of said Lot 23; thence westerly along said line of Lot 23 a distance of 42.536 feet to a point distant thereon 60.524 feet easterly from the easterly line of Moreland Street; thence at a right angle northerly 49.99 feet to the point of commencement.
BEING part of Lots 23 and 24 in Block 16, according to Map entitled "Additions to Castro Street Addition and Glen Park Terrace" filed in the Office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book G at pages 60 to 63, inclusive.
BEING Assessor's Lot 24 of Block 6699.
38. Lot 12 in Block G, according to map entitled "Map of Additions to Castro Street and Glen Park Terrace" filed in the office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book G at pages 60 to 63 inclusive.
EXCEPTING THEREFROM the northerly 25 feet of said lot measured along a line drawn parallel with the northerly line of said lot and perpendicularly distant 25 feet southerly therefrom.
BEING Assessor's Lot 21 of Block 6701.
39. Lots 17 and 18 in Block G, according to map entitled "Map of Additions to Castro Street and Glen Park Terrace" filed in the office of the Recorder of the City and County of San Francisco, State of California, March 25, 1910 and recorded in Map Book G at pages 60 to 63 inclusive.
BEING Assessor's Lot 26 of Block 6701.
40. Lot 37 in Block O, as said lot and block are laid down and delineated upon that

certain Map entitled, "Second Addition to Glen Park Terrace", filed September 28, 1912, and recorded in Liber G of Maps at pages 80 and 81 in the office of the Recorder of the City and County of San Francisco.

BEING Assessor's Lot 16 of Block 6706.

41. All of Lot 36 Block "O", according to the official map of Second Addition to Glen Park Terrace, filed in the office of the Recorder of the City and County of San Francisco, State of California, September 28, 1912 and filed in Book G of Maps at pages 80 and 81.

BEING Assessor's Lot 17 of Block 6706.

42. Lot 35 in Block O as the same is designated and delineated on that certain map entitled "Second Addition to Glen Park Terrace", which was filed for record on September 28, 1912 and was recorded in Book G of Maps, at pages 80 and 81, in the office of the County Recorder of the City and County of San Francisco, State of California.

BEING Assessor's Lot 18 of Block 6706.

43. Lot 34 in Block O, as said lot and block are laid down and delineated upon that certain map entitled "Map of Second Addition to Glen Park Terrace", filed for record on September 28, 1912 in Book G of Maps, at pages 80 and 81, in the office of the County Recorder of City and County of San Francisco, State of California.

44. All of Lot 33, Block O, as said lot and block are delineated and so designated upon that certain map entitled "Map of Second Addition to Glen Park Terrace, being a portion of the lands of Crocker Estate Company and Subdivision of Lot 20, Block O of Addition to Glen Park Terrace", filed September 28, 1912 and recorded in Book G of Maps at pages 80 and 81, in the office of the Recorder of the City and County of San Francisco, State of California.

BEING Assessor's Lot 20 of Block 6706.

45. COMMENCING at a point on the northwesterly line of Bemis Street, distant thereon 153 feet 10 inches northeasterly from the easterly line of Castro Street; running thence northeasterly along the northwesterly line of Bemis Street 54 feet; thence at right angles northwesterly 100 feet; thence at right angles southwesterly 54 feet; thence at right angles southeasterly 100 feet to the northwesterly line of Bemis Street and the point of commencement.

BEING Lots 133 and 134, Block 32, Fairmount Land Association.

ALSO BEING Assessor's Lots 18 and 19 of Block 6715.

46. COMMENCING at a point on the northwesterly line of Bemis Street, distant thereon 99 feet 10 inches northeasterly from the northeasterly line of Castro Street; running thence northeasterly along the northwesterly line of Bemis Street 27 feet; thence at a right angle northwesterly 100 feet; thence at a right angle southwesterly 27 feet; and thence at a right angle southeasterly 100 feet to the northwesterly line of Bemis Street and the point of commencement.

BEING a portion of Block 32 of Fairmount.

ALSO BEING Assessor's Lot 21 of Block 6715.

47. Lot 130 in Block 32, according to map entitled "Map of the property of the Fairmount Land Association", filed August 5, 1871 in Book 2 "A" and "B" of Maps, page 163, in the office of the Recorder of the City and County of San Francisco, State of California.

BEING Assessor's Lot 22 of Block 6715.

48. COMMENCING at the point of intersection of the southeasterly line of Bemis Street and the southwesterly line of Mateo Street running thence southeasterly and along said line of Mateo Street 25 feet; thence at a right angle southwesterly 112 feet; thence at a right angle northwesterly 25 feet to the southeasterly line of Bemis Street; thence at a right angle northeasterly along said line of Bemis Street 112 feet to the point of beginning.

BEING a portion of Block 5, Mission & 30th Street Homestead Union.

ALSO BEING Assessor's Lot 1 of Block 6716.

49. Lot 19 in Block Q, according to map entitled "Second Addition to Glen Park Terrace", filed in the office of the Recorder of the City and County of San Francisco, State of California, on September 28, 1912 and recorded in Map Book G at pages 80 and 81.

BEING Assessor's Lot 24 of Block 6733A.

50. **BEGINNING** at a point on the easterly line of Hiliritas Avenue which is 74 feet north of the intersection of the northerly line of Arbor Street with the easterly line of Hiliritas Avenue; running thence north along the easterly line of Hiliritas Avenue 25 feet; thence at a right angle easterly 25 feet; thence at a right angle southerly 25 feet; thence at a right angle 25 feet to the easterly line of Hiliritas Avenue to the point of beginning.

BEING the westerly 25 foot portion of Assessor's Lot 21A of Block 6701.

51. **PARCEL 1:**

"**BEGINNING** at a point on the southerly line of 28th Street as per Map of Stanford Heights, filed in Map Book "E" and "F", at page 155, Official Records of the City and County of San Francisco, distant thereon 105 feet westerly from the westerly line of Kenyon Avenue (formerly Stanyan Avenue); and running thence westerly along said line of 28th Street 233.759 feet to a point in a line parallel with and distant 40 feet at right angles northeasterly from the northeasterly line of O'Shaughnessy Boulevard as per Map showing the opening of O'Shaughnessy Boulevard filed September 14, 1942, in Map Book "O", at pages 74 to 79 inclusive, Official Records of the City and County of San Francisco; thence deflecting $118^{\circ} 48' 56''$ to the left and running southeasterly along said parallel line 175.970 feet; thence southeasterly on the arc of a curve to the left tangent to the preceding course with a radius of 360 feet a central angle $14^{\circ} 34' 52''$ a distance of 91.616 feet to the northerly line of Valley Street; thence deflecting $46^{\circ} 36' 12''$ to the left from the tangent to the preceding curve and running easterly along said line of Valley Street 70.101 feet to a point distant thereon 130 feet westerly from the westerly line of Kenyon Avenue; thence at right angles northerly 114 feet; thence at right angles easterly 25 feet; thence at right angles northerly 114 feet to the southerly line of 28th Street and the point of beginning.

BEING a portion of Stanford Heights, Block 53, containing 35,838 square feet, more or less."

PARCEL 2:

"**BEGINNING** at the point of intersection of the southerly line of Valley Street with the westerly line of Kenyon Avenue (formerly Stanyan Avenue) as per Map of Stanford Heights, filed in Map Book "E" and "F", at page 155, Official Records of the City and County of San Francisco; and running thence westerly along said line of Valley Street 119.808 feet to a point in a curved line parallel to and concentric with and radially distant 40 feet northeasterly from the northeasterly line of O'Shaughnessy Boulevard as per Map showing the opening of O'Shaughnessy Boulevard, filed September 14, 1942, in Map Book "O", at pages 74 to 79 inclusive, Official Records of the City and County of San Francisco; thence southeasterly along said curved line on the arc of a curve to the left whose tangent deflects $148^{\circ} 58' 43''$ to the left from the preceding course with a radius of 415 feet a central angle of $17^{\circ} 55' 14''$ a distance of 129.800 feet to the westerly line of Kenyon Avenue; thence deflecting $103^{\circ} 06' 03''$ to the left from the tangent to the preceding curve and running northerly along said line of Kenyon Avenue 48.555 feet to the point of beginning.

BEING a portion of Stanford Heights, Block 60 containing 3,346 square feet, more or less."

PARCEL 3:

"**COMMENCING** at a point formed by the intersection of the southerly line of Twenty-Eighth Street and the westerly line of Kenyon Avenue, running thence southerly along the westerly line of Kenyon Avenue 228 feet to the northerly line of Valley Street, thence westerly along the said northerly line of Valley Street 130 feet, thence at a right angle northerly 114 feet, thence at a right angle easterly 25 feet, thence at a right angle northerly 114 feet to the southerly line of Twenty-Eighth Street and thence easterly along the southerly line of Twenty-Eighth Street 105 feet to its intersection with the westerly line of Kenyon Avenue and the point of commencement.

BEING Lots 1 to 10, inclusive, Block 53, Stanford Heights."

The City and County of San Francisco has abandoned the former streets and has conveyed such interest as it had to The Lucinda Weeks Foundation, a non-profit corporation.

PARCEL 1:

"**BEGINNING** at the point of interesection of the former westerly line of Kenyon Avenue with the former southerly line of Twenty-eighth Street as said street and avenue existed prior to the vacation of a portion thereof by Resolution No. 9527,

Series of 1939, approved February 16, 1950 and running thence westerly along said former southerly line 338.759 feet to a point in a line parallel with and distant 40 feet at right angles northeasterly from the northeasterly line of O'Shaughnessy Boulevard; thence deflecting $61^{\circ} 11' 04''$ to the right and running northwesterly along said parallel line 36.522 feet to the former center line of Twenty-Eighth Street; thence deflecting $118^{\circ} 48' 56''$ to the right and running easterly along said former center line 353.500 feet to the westerly line of the intersection of Kenyon Avenue and Twenty-Eighth Street as established by said Resolution No. 9527; thence deflecting $84^{\circ} 58' 38''$ to the right and running southerly along last named line 32.123 feet to the point of beginning.

BEING the southerly $1/2$ of Twenty-Eighth Street as vacated by Resolution No. 9527 Series of 1939."

PARCEL 2:

"BEGINNING at the point of intersection of the former westerly line of Kenyon Avenue with the former southerly line of Twenty-Eighth Street as said street and avenue existed prior to the vacation of a portion thereof by Resolution No. 9527, Series of 1939, approved February 16, 1950, and running thence southerly along said former westerly line 228 feet to the former northerly line of Valley Street; thence at right angles westerly along said former northerly line of Valley Street 200.101 feet to a point in a curved line parallel to, concentric with, and radially distant 40 feet northeasterly from the northeasterly line of O'Shaughnessy Boulevard thence southeasterly along last named line along the arc of a curve to the left whose tangent deflects $133^{\circ} 23' 48''$ to the left from the preceding course with a radius of 360 feet a central angle of $10^{\circ} 16' 17''$ a distance of 64.537 feet; thence continuing southeasterly along the arc of a compound curve to the left with a radius of 415 feet a central angle of $5^{\circ} 18' 38''$ a distance of 38.465 feet to the former southerly line of Valley Street; thence deflecting $31^{\circ} 01' 17''$ to the left from the tangent to the preceding curve and running easterly along said former southerly line 119.808 feet to the former westerly line of Kenyon Avenue; thence at right angles southerly along last named line 48.557 feet to a point in a curved line parallel to, concentric with and radially distant 40 feet northeasterly from the northeasterly line of O'Shaughnessy Boulevard; thence southeasterly along last named line along the arc of a curve to the left whose tangent deflects $76^{\circ} 53' 57''$ to the left from the preceding course with a radius of 415 feet a central angle of $1^{\circ} 58' 29''$ a distance of 14.303 feet; thence southeasterly tangent to the preceding curve 20.782 feet to the former center line of Kenyon Avenue; thence deflecting $101^{\circ} 07' 34''$ to the left and running northerly along said former center line 343.566 feet to the southerly line of the intersection of Kenyon Avenue and Twenty-Eighth Street as established by Resolution No. 9527, thence deflecting $83^{\circ} 21' 46''$ to the left and running westerly along last named line 34.607 feet to the point of beginning.

BEING the portion of Valley Street vacated by said Resolution No. 9527 and the westerly $1/2$ of Kenyon Avenue as vacated by said Resolution No. 9527."

All of the above being Assessor's Block 2912, Lot 1.

52. COMMENCING at a point on the southerly line of 29th Street distant thereon 230 feet westerly from the westerly line of Castro Street; running thence westerly along the southerly line of 29th Street 25 feet; thence at a right angle southerly 114 feet; thence at a right angle easterly 25 feet; thence at a right angle northerly 114 feet to the southerly line of 29th Street and the point of commencement.

BEING a portion of Block No. 174, Horner's Addition.
ALSO BEING Assessor's Lot 32, of Block 6629.

53. BEGINNING at a point on the northerly line of 30th Street distant thereon 130 feet westerly from the intersection of the northerly line of 30th Street and the westerly line of Castro Street, as said streets existed prior to the realignment of 30th Street in 1927; and running thence westerly along said northerly line of 30th Street 25 feet; thence at a right angle northerly 114 feet; thence at a right angle easterly 25 feet; thence at a right angle southerly 114 feet to the northerly line of 30th Street and the point of beginning.

BEING a portion of Block No. 173, Horner's Addition.
ALSO BEING Assessor's Lot 7 of Block 6641.

54. Lot 40, Block "O", according to Map entitled "Second Addition to Glen Park Terrace", filed in the Office of the Recorder of the City and County of San Francisco, State of California September 28, 1912 and recorded in Map Book "G" at pages 80 and 81.

BEING Assessor's Lot 13, Block 6706.

55. Lot 39, Block "O", according to map entitled "Second Addition to Glen Park

Terrace", filed in the Office of the Recorder of the City and County of San Francisco, State of California September 28, 1912 and recorded in Map Book "G" at pages 80 and 81.

BEING Assessor's Lot 14, Block 6706.

56. Lot 38, Block "O", according to Map entitled "Second Addition to Glen Park Terrace", filed in the Office of the Recorder of the City and County of San Francisco, State of California September 28, 1912 and recorded in Map Book "G" at pages 80 and 81.

BEING Assessor's Lot 15, Block 6706.

57. PARCEL 1:

COMMENCING at the southeast corner of Lot 33, Block "O" of the "Map of Second Addition of Glen Park Terrace", filed September 28, 1912, in Map Book "G" pages 80 and 81, Official Records of the City and County of San Francisco, said corner being also the southeast corner of the property now or formerly owned by Helen Harasleb; thence running southeasterly along the southwesterly line of Bosworth Street 20.183 feet to a line parallel with and distant 20 feet at right angles southerly from the southerly line of aforesaid Lot 33; thence deflecting $97^{\circ} 43'$ to the right and running westerly along said parallel line 122.17 feet to the westerly line of said Block "O", thence at right angles northerly along last named line 20 feet to the southerly line of said Lot 33 and the southerly property line of said Helen Harasleb; thence at right angles easterly along last named line 119.46 feet to the point of commencement.

BEING a portion of Lot 32, Block "O", Second Addition to Glen Park Terrace.
BEING Assessor's Lot 21A, Block 6706.

PARCEL 2:

COMMENCING at a point on the southwesterly line of Bosworth Street, distant thereon 20.183 feet southeasterly from the southeasterly corner of Lot 33, Block "O" of the "Map of Second Addition to Glen Park Terrace," filed September 28, 1912, in Map Book "G" at pages 80 and 81, Official Records of the City and County of San Francisco, said point of commencement being also the southeasterly corner of that certain tract of land conveyed to William G. Harley, et al, by deed recorded July 14, 1941, in Volume 3757, Official Records, at page 484; thence running southeasterly along said line of Bosworth Street 28.256 feet to a line parallel with and distant 28 feet at right angles southerly from the southerly line of aforesaid tract of land conveyed to William G. Harley, et al, thence deflecting $97^{\circ} 43'$ to the right and running westerly along said parallel line 125.964 feet to the westerly line of said Block "O"; thence at right angles northerly along last named line 28 feet to the aforesaid southerly Harley Property line; thence at right angles easterly along last named line 122.170 feet to the point of commencement.

BEING a portion of Lot 32, Block "O", Second Addition to Glen Park Terrace.
ALSO BEING Assessor's Lot 21, Block 6706.

58. COMMENCING at a point on the northwesterly line of Bemis Street distant thereon 207 feet 10 inches northeasterly from the northeasterly line of Castro Street; running thence northeasterly and along said line of Bemis Street 27 feet; thence at a right angle northwesterly 100 feet; thence at a right angle southwesterly 27 feet; thence at a right angle southeasterly 100 feet to the point of commencement.

BEING part of Block No. 32 Fairmount Tract.
ALSO BEING Assessor's Lot 17, Block 6715.

59. Lot No. 132, in Block 32, as per Map of Property of The Fairmount Land Association, filed August 5, 1871, in Book 2, "A" and "B" of Maps, page 163, in the office of the Recorder of the City and County of San Francisco, State of California.

BEING Assessor's Lot 20, Block 6715.

There are 169 improved real properties in the Project Area; 49 of such improved real properties have been excluded from the Redevelopment Plan, the descriptions of such properties being set forth in the legal description of the Project Area contained herein and are further shown on Map A, Part II, entitled THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA. Such

properties are scheduled to remain on their present site and in their present form and use and require no alteration, modernization or rehabilitation in accordance with the Redevelopment Plan.

80 of the aforementioned 169 real properties will require certain changes in lot lines or grades in order to be brought into conformity with the new street alignments or grading plans as provided in the Redevelopment Plan. Inasmuch as the principal existing buildings on these properties will not be disturbed in the redevelopment of the Project Area, the Agency will acquire, at fair market value, only those portions of the properties necessary to effectuate the purpose of the Redevelopment Plan, provided that the owner or owners of such properties agree to participate in the redevelopment in conformity with the Redevelopment Plan. Each Owner Participation Agreement as provided in the Redevelopment Plan will contain a provision that the buildings listed hereunder be altered, modernized, or rehabilitated to conform, where necessary, to the fire, health, and building code requirements of the City and County of San Francisco. Should such owner or owners fail or refuse to enter into a binding agreement for participation in accordance with the Redevelopment Plan, the Agency then will acquire all or such portions of the properties necessary to effectuate the Redevelopment Plan. All property so acquired and not conveyed to the community will be sold in accordance with the provisions of the Redevelopment Plan and the California Community Redevelopment Law. These 80 real properties are listed as follows:

	<u>BLOCK</u>	<u>LOTS</u>		<u>BLOCK</u>	<u>LOTS</u>
1.	2896	27, 28	28.	6641	21
2.	2897	25, 26	29.	6641	22
3.	2897	28, 29	30.	6641	24
4.	2897	30, 31	31.	6650	50
5.	6587	10	32.	6666	4, 20
6.	6587	10A	33.	6674	4
7.	6587	11	34.	6674	6 - 12
8.	6606	25	35.	6674	15, 16
9.	6606	25A	36.	6676	1, 2, 45 - 47
10.	6610	10	37.	6676	11
11.	6610	11	38.	6676	12
12.	6610	14, 15	39.	6676	13
13.	6610	16, 17	40.	6676	14, 15
14.	6623	1	41.	6676	16
15.	6623	15	42.	6676	18
16.	6623	15A	43.	6676	19
17.	6623	18	44.	6676	20, 21
18.	6623	6, 19, 20	45.	6676	25
19.	6629	13F, 13G, 14, 15, 18	46.	6677	9
20.	6629	19	47.	6678	39A
21.	6629	20, 21	48.	6678	37
22.	6629	27	49.	6678	38
23.	6629	30	50.	6678	39
24.	6641	8A, 9	51.	6681	1 - 4, 20
25.	6641	10	52.	6681	5, 6, 7 - 10
26.	6641	16, 17	53.	6682	3
27.	6641	18	54.	6682	4, 5
			55.	6682	6 - 9

	<u>BLOCK</u>	<u>LOT</u>		<u>BLOCK</u>	<u>LOT</u>
56.	6682	14A, 16 - 22	69.	6715	1, 1A
57.	6697	3	70.	6715	2, 3
58.	6697	4	71.	6715	8
59.	6697	5	72.	6715	14
60.	6697	6	73.	6715	14A
61.	6699	14, 15, 25, 26	74.	6715	15
62.	6701	22, 23	75.	6715	16
63.	6701	28, 29	76.	6715	23
64.	6702	6, 7	77.	6715	38
65.	6702	9	78.	6715	39
66.	6702	17	79.	6715	40
67.	6702	18, 19	80.	6715	41
68.	6711	29			

The Agency will acquire all other real properties within the Project Area necessary to effectuate the Redevelopment Plan provided that the San Francisco Unified School District or the City and County of San Francisco may acquire all or part of the following real properties within the area shown as JUNIOR HIGH SCHOOL (and AREA FOR POSSIBLE OTHER APPROPRIATE PUBLIC and/or INSTITUTIONAL USES) on Map A, Part II, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA:

	<u>BLOCKS</u>	<u>LOTS</u>		<u>BLOCKS</u>	<u>LOTS</u>
1.	2893	2	5.	2905	1
2.	2894A	1	6.	2906	8
3.	2899	1	7.	2911	1
4.	2900	1	8.	2912	1

The Agency will acquire real properties in the Project Area by gift, purchase, exchange, devise, bequest, condemnation, or any other lawful manner.

THE LAND USE

The Land Use Plan is shown on Map A, Part II, entitled THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA, which indicates single-family residential, two-family residential, multi-family residential, commercial, institutional, community and public facility, circulation and public transportation uses.

Estimated population densities are 40 persons per net acre in areas for single-family, 70 persons per net acre in areas for two-family, and 90 persons per net acre in areas for multi-family units.

Redevelopment of the Project Area provides for approximately 2300 new dwelling units as shown in the following table:

<u>DENSITY CLASSIFICATION</u>	<u>APPROXIMATE NUMBER OF DWELLING UNITS</u>
S-1	120
S-2	89
S-3	542
T-1	138
M-1	375
M-2	506
M-3	543

PHYSICAL STANDARDS AND REQUIREMENTS

Minimum Lot Sizes

The parcel layout for single-family and two-family residential areas and the size of individual lots are based on the following general principles:

- a) Except where lot areas are limited by adjacent property not to be acquired, the area of individual parcels shall be not less than:

4500 square feet in S-1 areas;
3500 square feet in S-2 areas; and
2640 square feet in S-3 and T-1 areas.

- b) Except in certain Planned Unit Development areas as described below, or where topographic or other physical conditions or street alignments require some modifications, the width of lots shall be not less than:

50 feet in S-1 areas; and
40 feet in S-2 areas; and
33 feet in S-3 and T-1 areas.

Building and Improvements

The construction of buildings or improvements on the land in the Project Area shall be governed by the general standards and requirements described below and shown on Maps A and E, Part II, entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA and SETBACK AND HEIGHT LIMITATIONS - AREAS FOR PLANNED UNIT DEVELOPMENT respectively. These standards and requirements shall be a part of the Declaration of Restrictions to be filed with the Recorder of the City and County of San Francisco and incorporated in each Owner Participation Agreement or Redevelopment Contract entered into by the Agency and a Participating Owner or a purchaser of land in the Project Area.

The Declaration of Restrictions to be filed by the Agency with the Recorder of the City and County of San Francisco shall be in the form of covenants running with the land and shall be effective for a period of thirty (30) years, with a provision for extension for successive periods of ten (10) years. A copy of said Declaration of Restrictions is attached hereto and is incorporated in and made a part of this Redevelopment Plan with the same force and effect as though set forth in full herein. In the event of any breach of any of the covenants contained in the Declaration of Restrictions, it shall be the duty of the Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure so to remedy such

breach, or in advance thereof, if in the judgment of the Agency circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Agency.

Land Use

The development of the project land shall be limited to those uses indicated on Map A, Part II, entitled THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA, except that the Agency may approve the construction of detached single-family houses in S-2 areas; detached and semidetached single-family houses in S-3 areas; and detached, semidetached and row houses in T-1 areas. In every case, the type of structure must meet the standards proposed for its density classification.

Development of commercial areas in the Project Area shall be limited to the following uses:

1. Local retail business or personal service establishment of a type which supplies new commodities or offers personal services primarily to residents in the immediate vicinity, including but not limited to the following: .

grocery	restaurant	beauty shop
meat market	branch bank	pet shop
bake shop	toys	book shop
liquor store	records	photography supply store
drug store	dry cleaners	delicatessen
clothing shop	shoe repair	variety store
radio-TV	barber shop	hardware
florist		

2. Automobile service station.
3. Professional office, or office of a single concern containing only accessory commercial uses.

Areas designated for institutional use are intended for churches, parochial schools, or similarly related institutional uses. The alternate user designated on Map A, Part II, entitled THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA shall become effective at the option of the Agency.

Within the area noted on Map A, Part II, entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA as "JUNIOR HIGH SCHOOL (and AREA FOR POSSIBLE OTHER APPROPRIATE PUBLIC and/or INSTITUTIONAL USES)" any portion of said area not required for a Junior High School shall be developed for recreational and park use and/or as sites for churches or other similarly related uses, subject to the approval of the Agency and the City Planning Commission.

The determination of the principal use of such land shall be made within a period of five (5) years after the adoption of the Redevelopment Plan, provided that this period may be extended for two (2) years at the discretion of the Agency.

Land Coverage

The amount of land which may be covered by buildings will be determined by the application of setback limitations, automobile parking requirements, side and rear yard requirements as stated herein, and by existing City and State codes and City ordinances. In no case shall the coverage of land by buildings in residential areas exceed fifty (50) percent of the lot area, except that the coverage by buildings shall not exceed forty (40) percent of the land on which tower apartments are built.

The amount of land which may be covered by buildings in commercial areas shall be determined by the Parking and Open Area requirements described below.

Open Space

The amount of open space to be provided in the Project Area is indicated by the areas designated for public use on Map A, Part II, entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA, and will be determined in the remainder of the Project Area by application of the physical standards and requirements stated herein.

Building Height

The height of residential buildings shall be limited to thirty-three (33) feet, except in certain single-family areas where structures shall be limited to a maximum height of fourteen (14) feet and in certain multi-family areas where the height limitations shall be one hundred and thirty-five (135) feet, such exceptions being shown on Map E, Part II, entitled SETBACK AND HEIGHT LIMITATIONS - AREAS FOR PLANNED UNIT DEVELOPMENT. All building heights are to be measured as prescribed in local ordinances and codes.

Building Types

Building types will conform to local and State codes and local ordinances.

Building Size

Building size will be determined by the area of land parcels and by the application of coverage, height, setback and other physical standards and requirements as stated herein and in local and State codes and local ordinances.

Building Number

The number of buildings in areas designated for single-family and two-family use will be determined by the number of building sites. In multi-family areas

the number of buildings will be determined by the number and size of parcels and the proposals of developers meeting the physical standards and requirements as stated herein and in local and State codes and local ordinances.

Building Intensities

In residential areas, the following building intensities will be permitted:

<u>DENSITY CLASSIFICATION</u>	<u>DESCRIPTION OF BUILDING TYPES</u>	<u>MINIMUM LOT AREA PER STRUCTURE</u>
S-1	Single-family detached	4500 sq. ft.
S-2	Single-family semidetached	3500 sq. ft.
S-3	Single-family row house	2640 sq. ft.
T-1	Two-family flats or duplex apartments	2640 sq. ft.
		<u>MINIMUM LOT AREA PER ROOM*</u>
M-1	Rental row apartments	500 sq. ft.
	Walk-up or step-down apartments	500 sq. ft.
	Tower apartments where heights of 135' are permitted	200 sq. ft.
M-2	Rental row apartments	400 sq. ft.
	Walk-up or step-down apartments	400 sq. ft.
M-3	Rental row apartments	300 sq. ft.
	Walk-up or step-down apartments	300 sq. ft.
	Tower apartments where heights of 135' are permitted	200 sq. ft.
M - 1A	Rental row apartments	500 sq. ft.
	Walk-up or step-down apartments	500 sq. ft.
M - 2A	Rental row apartments	400 sq. ft.
	Walk-up or step-down apartments	400 sq. ft.
M - 3A	Rental row apartments	300 sq. ft.
	Walk-up or step-down apartments	300 sq. ft.

In those locations where topographical or other conditions would make it difficult or impossible to impose the above setback restrictions on garages, an exception may be granted by the Agency and the City Planning Commission following a review of architectural plans. Such exception applies only to those parts of a structure used for garage purposes.

Yard Requirements

Every building in the S-1 area shall have a side yard along each side lot line. No side yard shall have a width at any point of less than five (5) feet, nor shall the combined width of two adjoining side yards be less than twelve (12) feet.

Every building in an S-2 area shall have a side yard along one side lot line, which yard shall be not less than six (6) feet in width at any point.

In S-3 and T-1 areas, side yards, if provided, shall be not less than six (6) feet in width at any point.

* For purposes of this standard, a room is defined as a bedroom, a living room, or a kitchen.

The minimum distance from the building to the rear lot line in single-family and two-family areas shall be not less than twenty-five (25) feet at any point.

Every single-family and two-family site shall contain at least five hundred (500) square feet of usable level yard area or usable uncovered deck or porch area.

Parking and Open Area Requirements

In all single and two-family residential areas, one fully enclosed automobile parking space shall be provided for each dwelling unit.

In all multi-family residential areas one covered automobile parking space shall be provided on site for each dwelling unit. Such covered automobile parking space shall be fully enclosed except where other conditions are permitted by the Agency as part of a Planned Unit Development, as hereinafter described.

In commercial areas, no less than three (3) square feet of open area shall be provided for each square foot of store area. Such open area shall include land used for parking space, vehicular circulation, sidewalks, serviceways, loading zones and planting areas. No less than two-thirds (2/3) of the required open area shall be devoted to parking spaces. Each parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty (160) square feet, exclusive of access drives or aisles.

One off-street loading space shall be provided and maintained on the premises of each building in which a gross floor area of more than ten thousand (10,000) square feet is used for the receipt or distribution of materials or merchandise. One additional such space shall be provided for each forty thousand (40,000) square feet of gross floor area or major fraction thereof so occupied in excess of forty thousand (40,000) square feet.

Each required off-street loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, exclusive of access platform and maneuvering area.

Planned Unit Developments

Certain areas are to be designed as Planned Unit Developments in order to achieve a more harmonious and integrated site development. Proposals by developers for such areas will be subject to the approval of the Agency and the City Planning Commission.

Multi-Family Residential Areas - Areas specified for use as Planned Unit Development include all parts of the Project Area proposed for multi-

family residential use. The Agency will review and must approve in writing the site layouts for such areas as proposed by developers, such to include the placement, spacing and height of buildings, the location and placement of service facilities, parking areas, driveways and landscaped areas.

The design of such Planned Unit Developments shall be based on those standards and requirements heretofore described and, in addition, by the following general spacing requirements.

For buildings thirty-three (33) feet in height or less, the distance between opposing walls of two buildings or elements of the same building shall be not less than forty (40) feet where either wall contains living room or bedroom windows, or less than twenty-five (25) feet in all other instances.

For buildings of greater than thirty-three (33) feet in height, the distance between the opposing walls of two buildings or elements of the same building at every level shall be not less than one and one-quarter (1.25) times the maximum total height of such level above the average ground elevation between the opposing walls of the two buildings or elements of the same building taken at natural grade.

The minimum distance between a building and a side or rear lot line shall be governed by the following:

- 1) For buildings of thirty-three (33) feet in height, or less, said distance shall be not less than twenty (20) feet where the wall facing the side or rear lot line contains living room or bedroom windows, or twelve and one-half (12-1/2) feet in all other instances.
- 2) For buildings of greater height, said distance shall not be less than one-half (1/2) the height of the building, but in no case shall a building be less than twenty (20) feet from a side or rear lot line.

Single-Family and Two-Family Residential Areas - Areas specified for use as Planned Unit Developments also include certain single-family and two-family residential areas as indicated on Map E, Part II, entitled, SETBACK AND HEIGHT LIMITATIONS - AREAS FOR PLANNED UNIT DEVELOPMENT. In such areas it will be permissible for the developer or developers to narrow the lots on the uphill side of a street to a minimum of thirty (30) feet provided that lots on the downhill side of the street are widened at the same time to thirty-six (36) feet or to a width which will give an average of not less than thirty-three (33) feet minimum for all lots on both sides of the street.

Institutional, Commercial Areas - All areas designated for institutional and commercial uses, as shown on Map A, Part II, entitled THE REDEVELOP-

MENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA, are designed as Planned Unit Developments.

METHOD OF FINANCING

For the purpose of carrying out the Project, the Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government"), in the estimated amount of Six Million Six Hundred Forty-seven Thousand Three Hundred and Forty-three Dollars (\$6,647,343). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations shall not be a debt of the City and County of San Francisco, the State of California or any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligation be payable out of any funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purposes for which the proceeds obtained from the project temporary loan shall be spent are: the repayment of moneys advanced by the Government for planning the Project and other related projects to be undertaken in the City and County of San Francisco; the acquisition of project land; the preparation of land acquired by the Agency as building sites; the expenses in connection with the disposition of project land; and the expenses of administering the Project, including interest charges.

The Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Five Million Eight Hundred Seventy-four Thousand Eight Hundred and Ninety-four Dollars (\$5,874,894) and from the proceeds of a Capital Grant or Grants from the Government estimated at Seven Hundred Seventy-two Thousand Four Hundred Forty-nine Dollars (\$772,449).

Both the project temporary loan and the payment of a Capital Grant or Grants are to be made by the Government to the Agency under terms of a certain Contract entered into by and between the Agency and the Government.

The Capital Grant or Grants shall not be made to the Agency by the Government until there shall be provided local grants-in-aid in an amount equivalent to at least one-half of the amount of the Capital Grant or Grants. Such local Grants-in-Aid will be supplied by the City and County of San Francisco in the making of certain site improvements to assist the Agency in preparing project land it acquires as building sites and in the provision of certain public facilities which will benefit the Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Redevelopment Plan.

<u>Appropriation Number</u>	<u>City Improvement Project</u>	<u>Estimated Cost</u>	<u>% Claimed as Non-Cash Grants-In-Aid</u>	<u>Estimated Non-Cash Grants-In-Aid</u>
81.097.00	Glen Canyon Trunk Sewer	\$255,000	60%	\$153,000
185.050.104	Fire House Re- construction	75,000	33-1/3%	25,000
180.550.06	Glen Canyon Day Camp	95,110	50%	47,552
66.973.00	Water Distribution System and 20" Water Main Re- location	449,747	100%	449,747
		<u>\$874,857</u>		<u>\$675,299</u>

It is recognized that figures shown herein are estimated figures and are subject to revision. The City's contribution and commitment will be contained in the ordinance adopting the Redevelopment Plan and in any subsequent ordinances required to effect amendments thereto, and will contain a certification of the Controller of the City and County of San Francisco that funds for such contributions and commitments have been appropriated and are available.

In addition to the preceding items described as non-cash grants-in-aid, it is the intention of the City and County of San Francisco and/or the San Francisco Unified School District to provide the public facilities listed below on designated land presently owned by the City and County of San Francisco within the Project Area or on land within the Project Area to be acquired by the City and County of San Francisco and/or the San Francisco Unified School District from monies specifically available for such purpose. Provisions for the expenditures necessary to provide said public facilities shall be subject to such action as may be required by law, or as required by appropriate fiscal provisions of the Charter of the City and County of San Francisco and of the Constitution and applicable laws of the State of California or by the necessity of bond issues.

- a) Two Public Recreation Areas and a Park
- b) Branch Library
- c) Elementary School
- d) Junior High School
- e) Public Home School

Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of the aforementioned

public facilities, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional local grants-in-aid credits resulting therefrom.

PAYMENT FOR PROPERTY CONDEMNED

The project temporary loan described above will include funds to pay for property acquired by the Agency. The Agency will pay the fair market value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of the statutes and Constitution of the State of California relative to the exercise of the right of eminent domain.

THE PARTICIPATION OF PRESENT PROPERTY OWNERS

In conformity with the applicable provisions of the Community Redevelopment Law the Redevelopment Plan provides for the participation in the redevelopment of certain property in the Project Area by the owners thereof if the owners of such property agree to participate in the redevelopment in conformity with the Redevelopment Plan by entering into an Owner Participation Agreement.

Such properties, the qualifications, basis and requirements for participation are set forth below.

Section (o). Unimproved Porcels Eligible for Owner Porticipation on Individuol Basis

The unimproved parcels listed in this section are suitable for use physically, in respect to area, location, dimensions, use and other factors, in conformity with the requirements of the Redevelopment Plan, and the owners thereof may exercise their right of participation in accordance with provisions of applicable law.

	<u>BLOCK</u>	<u>LOTS</u>
1.	6606	26
2.	6650	1A
3.	6677	7, 8
4.	6701	1, 31
5.	6702	8
6.	6716	24
7.	6716	25
8.	6716	26

Section (b). Unimproved Parcels Eligible for Owner Participation on Joint Basis

The unimproved parcels listed in this section are of sizes not in conformance with provisions of the Redevelopment Plan, but the owner or owners thereof may become eligible for participation by acquiring contiguous parcels, or by joining with the owners of contiguous parcels prior to the expiration of the period within which owner participation sign-up is required and agreeing to participate in conformity with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOTS</u>
1.	6587	6
2.	6587	7
3.	6606	31, 32, 33
4.	6606	34, 35
5.	6629	25
6.	6629	26
7.	6699	20
8.	6699	21, 22
9.	6716	20A, 21
10.	6716	22
11.	6716	23

The foregoing provisions shall not exclude from participation other eligible owners who may desire to join together and participate on a joint basis in the redevelopment of the Project Area. Such owners, prior to the expiration of the period within which owner participation sign-up is required in order to effect the applicable uses proposed in the Redevelopment Plan, may, but only in such manner, participate in the redevelopment by entering into a binding agreement to participate in conformity with the Redevelopment Plan.

Section (c). Improved Parcels Requiring Site Alteration and Eligible for Owner Participation

The 80 parcels listed in this section will require certain changes in lot lines or grades in order to be brought into conformity with the new street alignments or grading plans as provided in the Redevelopment Plan. The principal existing buildings on these properties will not be disturbed in the redevelopment of the Project Area and may be retained in their present ownership, provided that the owner or owners of such properties agree to participate in the redevelopment in conformity with the Redevelopment Plan.

	<u>BLOCK</u>	<u>LOTS</u>		<u>BLOCK</u>	<u>LOTS</u>
1.	2896	27, 28	18.	6623	6, 19, 20
2.	2897	25, 26	19.	6629	13F, 13G, 14, 15, 18
3.	2897	28, 29	20.	6629	19
4.	2897	30, 31	21.	6629	20, 21
5.	6587	10	22.	6629	27
6.	6587	10A	23.	6629	30
7.	6587	11	24.	6641	8A, 9
8.	6606	25	25.	6641	10
9.	6606	25A	26.	6641	16, 17
10.	6610	10	27.	6641	18
11.	6610	11	28.	6641	21
12.	6610	14, 15	29.	6641	22
13.	6610	16, 17	30.	6641	24
14.	6623	1	31.	6650	50
15.	6623	15	32.	6666	4, 20
16.	6623	15A	33.	6674	4
17.	6623	18			

	<u>BLOCK</u>	<u>LOTS</u>		<u>BLOCK</u>	<u>LOTS</u>
34.	6674	6 - 12	57.	6697	3
35.	6674	15, 16	58.	6697	4
36.	6676	1, 2, 45 - 47	59.	6697	5
37.	6676	11	60.	6697	6
38.	6676	12	61.	6699	14, 15, 25, 26
39.	6676	13	62.	6701	22, 23
40.	6676	14, 15	63.	6701	28, 29
41.	6676	16	64.	6702	6, 7
42.	6676	18	65.	6702	9
43.	6676	19	66.	6702	17
44.	6676	20, 21	67.	6702	18, 19
45.	6676	25	68.	6711	29
46.	6677	9	69.	6715	1, 1A
47.	6678	39A	70.	6715	2, 3
48.	6678	37	71.	6715	8
49.	6678	38	72.	6715	14
50.	6678	39	73.	6715	14A
51.	6681	1 - 4, 20	74.	6715	15
52.	6681	5, 6, 7 - 10	75.	6715	16
53.	6682	3	76.	6715	23
54.	6682	4, 5	77.	6715	38
55.	6682	6 - 9	78.	6715	39
56.	6682	14A, 16 - 22	79.	6715	40
			80.	6715	41

OWNER PARTICIPATION METHOD

Within a period of thirty (30) days after the adoption of the Redevelopment Plan, or within a period extended by the Board of Supervisors of the City and County of San Francisco not to exceed ninety (90) days after such adoption, owners of property in the Project Area at the time of adoption of the Redevelopment Plan who are eligible and who desire to participate in the redevelopment of the Project Area will be required to enter into a binding agreement for participation in accordance with the Redevelopment Plan. Such an agreement will be known as an OWNER PARTICIPATION AGREEMENT.

I. IMPROVED PROPERTIES

The Owner Participation Agreement applicable to the owners of improved properties listed in preceding Section (c) will contain one or more of the following provisions:

- (1) the participating owner or owners will agree to permit Agency access to their property for grading and for other purposes deemed necessary by the Agency for carrying out the provisions of the Redevelopment Plan.
- (2) the participating owner or owners will agree to sell to the Agency at fair market value any portion or portions of their property needed for the effectuation of the Redevelopment Plan.
- (3) the participating owner or owners will agree to add to the area of

their existing property by purchasing for cash at the fair market value as established by the Agency any contiguous areas remaining after the installation of the new street alignments or the replatting of the Project Area.

- (4) the participating owner or owners will agree to alter, modernize, or rehabilitate the existing buildings, where necessary, to conform to the fire, health, and building code requirements of the City and County of San Francisco.
- (5) the participating owner or owners will agree to take or permit the Agency to take all steps legally necessary or required to permit the imposition of the Declaration of Restrictions upon such property.

II. UNIMPROVED PROPERTIES

Time When Unimproved Land Will Be Available for Building Purposes

After acquiring such property as is necessary to effectuate the Redevelopment Plan, the Agency will install or cause to be installed streets and other site improvements. Upon the completion of this work pertaining to unimproved property of a participating owner, the Agency will give written notice to such participating owner that the land is available for building purposes.

Building Obligations of Participating Owner

The participating owner of unimproved land will be required to build upon and improve said land, and such construction and improvement shall be carried out in conformity with the provisions of the Redevelopment Plan and the Declaration of Restrictions, both of which shall be included in the Owner Participation Agreement and made a part thereof.

Such participating owner will be required to commence and complete the construction of improvements upon the land within a period of eighteen (18) months after the approval by the Agency of the final plans for such construction, providing that the Agency may extend such period for a reasonable period of time to be determined by it.

FAILURE OF OWNER TO PARTICIPATE AS AGREED - ALTERNATIVE PROVISIONS

In the event of default or breach of an Owner Participation Agreement or any of its terms or conditions by a participating owner whose eligibility to participate is established in preceding Sections (a), (b) and (c), the Agency shall acquire

the property of said owner and shall dispose of said property, in accordance with the provisions of the Redevelopment Plan and the California Community Redevelopment Law.

The amount to be paid said owner in the event of purchase after such default or breach shall be the fair market value of the property as of the date of execution of the agreement or in event of acquisition by condemnation the amount fixed by court or jury.

FAILURE OF OWNER TO PARTICIPATE - EFFECTIVENESS OF ALTERNATIVE PROVISIONS

If for thirty (30) days after adoption of the Redevelopment Plan by the Board of Supervisors, an owner fails or refuses to enter into a binding agreement for participation in accordance with the Redevelopment Plan, the alternative provisions set forth above become effective as the official Redevelopment Plan for the Project Area. The Board of Supervisors of the City and County of San Francisco may extend the thirty (30) day period by not more than sixty (60) days.

EFFECTUATION OF THE PLAN

The carrying out of the redevelopment of the Project Area shall be the responsibility of the Agency. The City and County of San Francisco will aid and cooperate in undertaking the Redevelopment Plan. Private enterprise, including participating owners, and public bodies, including the City and County of San

Francisco, will develop or redevelop the Project land made available by the Agency at its fair value for uses in accordance with the Redevelopment Plan including such land as may be designated for development of moderate-priced private housing for occupancy by people of moderate income and made available in accordance with applicable Federal or State law, or both, at its fair value for such use. (underscoring new language)

2. Assist residents in finding suitable housing in accord with the provisions of the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended. No residents will be required to move unless there are decent, safe, and sanitary dwellings available to them within the City and County of San Francisco at rents comparable to those in the community at the time of their displacement. In cases where it is necessary for residents to move to temporary locations, the Agency will have a continuing responsibility to assist such residents in locating adequate permanent facilities within three years from the time they are displaced.

3. Following adoption of the Redevelopment Plan by the Board of Supervisors, file a Tentative Subdivision Map and related documents with the City and County of San Francisco, prepare or cause to be prepared the Final Subdivision Map and related documents and submit same to the City and County of San Francisco.

4. Upon the acceptance of the subdivision maps and related documents by the City and County of San Francisco, prepare or cause to be prepared the land acquired by the Agency for redevelopment under the provisions of the Redevelopment Plan, such preparation to include:

- a - the demolition or removal of certain structures;
- b - the clearance of certain sites;
- c - the rough street and site grading of the area;
- d - the installation of major utilities as described above;
- e - the paving of streets, pedestrian ways and certain sidewalk areas; and
- f - the planting of street trees and the landscaping of public areas.

5. Dispose of all acquired land in the Project Area by sale or lease, except property conveyed to the community. The disposition of all acquired land in the Project Area shall be conditioned upon the redevelopment and use of the property in conformity with the Redevelopment Plan.

6. Take reasonable steps to prevent speculation in the holding of land in the Project Area, including but not limited to the requirement that participating owners and purchasers of land build in accordance with the Redevelopment Plan within a reasonable period of time to be determined by the Agency.

The City and County of San Francisco

Subject to the policies and procedures established under its Charter and existing Codes and Regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Approving and accepting the Subdivision Map and related documents submitted by the Agency.
2. Vacating those rights-of-way indicated on Maps B, Part II entitled, STREETS TO BE VACATED, and conveying any of its property on such vacated street area to the Agency.
3. Accepting new rights-of-way as public streets and establishing certain public easements as indicated on Map A, Part II entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA.

4. Approving the necessary sale or transfer of land by and between local public bodies and city departments concerned.
5. Making the necessary changes in zoning use districts within the Project Area so as to conform to the land use provisions of the Redevelopment Plan.
6. Assisting the Agency in preparing the land in the Project Area as building sites and for uses in accordance with the Redevelopment Plan by installing at its expense:
 - a. A trunk sewer in Glen Canyon;
 - b. A water distribution system in the Project Area including the relocation of a portion (about 700 feet in length) of the twenty (20) inch steel water pipe in the upper end of Glen Canyon as shown on Maps C, Part II, entitled, SEWER - WATER - GAS - AND TRAFFIC CONTROL.

Private Enterprise and the City and County of San Francisco

Land in the Project Area will be available for purchase at fair value by private enterprise for residential, commercial and institutional development in accordance with the provisions of the Redevelopment Plan. Map A,

Part II entitled THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA designates certain land for development of moderate-priced private housing. Land designated for development of moderate-priced private housing is intended for occupancy by persons of moderate income and may, pursuant to applicable Federal or State law, or both, be made available for purchase at its fair value for such use. (underscoring new language)

- b. Installation of playground and park facilities;
- c. Construction of an elementary school, a public home school and a junior high school;
- d. Construction of a branch library;
- e. Re-alignment of Portola Drive; and
- f. Installation of appropriate public transportation facilities.

Provisions Covering Disposition of Land

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, the disposition of the land by the Agency shall be subject to an agreement to be known as a Redevelopment

Contract in which the following provisions shall be included:

1. That the land shall be built upon and improved in conformity with the provisions of the Redevelopment Plan and the requirements of a Declaration of Restrictions, both of which shall be made a part of the aforesaid Redevelopment Contract. The Declaration of Restrictions shall include the building requirements and standards hereinbefore set forth.
2. That the building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.
3. That the preliminary architectural and site plans and final plans and specifications for the construction of improvements on the land shall be submitted to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with the Redevelopment Plan, the Declaration of Restrictions and the terms and conditions of the aforesaid Redevelopment Contract.
4. That by and for the grantee himself, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or any persons claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees or vendees in the premises herein conveyed. The Declaration of Restrictions shall include the provisions set forth in this subdivision 4, which provisions shall be perpetual.

AMENDMENT

This Redevelopment Plan may be amended in any manner as is now or hereafter may be permitted by law.

DECLARATION OF RESTRICTIONS

Conditions, Covenants, Restrictions and Easements Affecting Property of the Redevelopment Agency of the City and County of San Francisco, a public body, corporate and politic.

THIS DECLARATION, made this _____ day of _____ by the Redevelopment Agency of the City and County of San Francisco, hereinafter called the Agency.

WITNESSETH:

WHEREAS, the Agency is the owner of certain parcels of land comprising redevelopment sites in that certain Redevelopment Area in the City and County of San Francisco covered by the Redevelopment Plan adopted by the Agency by Resolution No. _____ under date of _____ and approved by the Board of Supervisors of said City and County of San Francisco by Ordinance No. _____ adopted on _____ the project contemplated by said Redevelopment Plan being officially designated as the Diamond Heights Approved Redevelopment Project Area B-1; and

WHEREAS, the Community Redevelopment Law requires that adequate safeguards be imposed so that the work of redevelopment will be carried out pursuant to the plan and provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use; and

WHEREAS, for the purpose of providing adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve so far as practicable the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes and structures thereon, with appropriate location thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets; and adequate free space between structures; and in general to provide adequately for a high type and quality and improvement in said property, and thereby to

enhance the value of investments made by purchasers of building sites therein, the Agency is desirous of subjecting the real property hereinafter described to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof and shall inure to the benefit of said property and for each owner thereof and pass with said property and each and every parcel thereof and shall apply to and bind the successors in interest and any owner thereof.

NOW, THEREFORE, the Redevelopment Agency of the City and County of San Francisco hereby declares that the real property described in and referred to in Clause I hereof, is and shall be, held, transferred, sold, and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.

CLAUSE I

Property Subject to this Declaration

The real property which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, covenants and reservations, easements, liens and charges with respect to the various portions thereof set forth in the various clauses and subdivisions of the Declaration is located in the City and County of San Francisco, and is more particularly described in the Redevelopment Plan for Diamond Heights Approved Redevelopment Project Area B-1.

CLAUSE II

Redevelopment Plan

The Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1, consists of two parts, Part I, which is composed of Text, and Part II, consisting of a series of maps entitled:

- A. The Redevelopment Plan for Diamond Heights Project Area;
- B. Streets to be vacated;
- C. Sewer - Water - Gas and Traffic Control;
- D. Electrical - Telephone - Street Lighting (and) Fire Box and Police Phone Systems;
- E. Setback and Height Limitations - Areas for Planned Unit Development;
- F. Zoning Changes; and
- G. Acquisition Map.

A copy of said Redevelopment Plan is attached hereto and is incorporated in and made

a part of this Declaration of Restrictions with the same force and effect as though set forth in full herein.

CLAUSE III

Physical Standards and Requirements

The land, the use of the land, and the buildings and structures erected on the land shall be in conformity with all the physical standards and requirements as contained in the Redevelopment Plan referred to hereinabove. Such physical standards and requirements are more particularly set forth in the following designated paragraphs under "Physical Standards and Requirements" of said Redevelopment Plan:

- A. Minimum Lot Sizes
- B. Building and Improvements
- C. Land Use
- D. Land Coverage
- E. Open Space
- F. Building Height
- G. Building Types
- H. Building Size
- I. Building Number
- J. Building Intensities
- K. Setback Limitations
- L. Yard Requirements
- M. Parking and Open Area Requirements
- N. Planned Unit Developments
- O. Multi-family Residential Areas
- P. Single-family and Two-family Residential Areas
- Q. Institutional, Commercial Areas

CLAUSE IV

Easements for Utilities

Easements for the installation and maintenance of utilities are reserved as shown on the Maps in Part II, Redevelopment Plan for Diamond Heights Project Area entitled:

- A. The Redevelopment Plan for Diamond Heights Project Area
- C. Sewer - Water - Gas and Traffic Control
- D. Electrical - Telephone - Street Lighting and Fire Box and Police Phone Systems.

CLAUSE V

Land Use and Occupancy

The Land Use Plan is shown on the map entitled, THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA, which indicates the land for single-family, two-family and multi-family residential; commercial; institutional; community and public facility; circulation and public transportation uses; and shows all other property to be devoted to public purposes and the nature of such purposes.

There shall be no subletting of a portion or portions of any dwelling unit to any individual or individuals. No more than one family shall live in any one dwelling unit. No building shall be subsequently so altered or rebuilt as to accommodate more families than the number for which it was originally designed and approved.

CLAUSE VI

Prohibited Residential Uses

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building, shall be used on any parcel at any time as a residence either temporarily or permanently.

CLAUSE VII

Review of Plans

All preliminary architectural and site plans and the final plans and specifications for the construction of buildings and improvements on the land shall be submitted to the Redevelopment Agency for review and approval. These plans shall be in sufficient detail to enable the Redevelopment Agency to make a determination as to the compliance of the plans with these restrictions and with the Redevelopment Plan for the Project Area. The Redevelopment Agency shall examine these plans and they shall be deemed approved unless formal rejection, setting forth in detail the reasons therefor, shall be made within sixty (60) days of their submission. The provisions of the preceding sentence shall likewise apply to any amended or corrected plans.

If these plans conform with the provisions of the Redevelopment Plan and these restrictions, then such plans shall be formally approved and no further filing or approval shall be required from the Redevelopment Agency. Thereafter,

any changes required by lending institutions or the F.H.A. may be made providing they are not contrary to or in conflict with these restrictions and with the Redevelopment Plan.

CLAUSE VIII

Maintenance

All buildings and improvements constructed in the Project Area shall be maintained in compliance with the laws of the State of California and the Ordinances and Regulations of the City and County of San Francisco.

CLAUSE IX

Fences, Hedges, and Walls

No fence, hedge, or boundary wall situated anywhere upon any residential site shall have a height greater than six (6) feet above the graded surface of the ground upon which such fence, hedge or boundary wall is situated.

CLAUSE X

Nondiscriminatory Provisions

The grantee by and for himself, his heirs, executors, administrators and assigns, covenants that there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises conveyed, nor shall the grantee himself or any persons claiming through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees or vendees in the premises conveyed.

CLAUSE XI

General Provisions

1. Term

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date this Declaration of Restrictions is recorded, except the covenant contained in Clause X hereof which covenant shall run in perpetuity, after which said covenants may be extended for successive periods of ten (10) years by an instrument agreeing to such extension or extensions signed by a majority of the then owners of the building sites and recorded.

2. Enforcement

In the event of any breach of any of the covenants contained herein, it shall be the duty of the Redevelopment Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure so to remedy such breach, or in advance thereof, if in the judgment of the Redevelopment Agency circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Redevelopment Agency. Such responsibility on the part of the Agency shall continue until such time as the Redevelopment Plan has been carried out.

Any owner or owners, singly or collectively, of any real property in the Project Area covered by these restrictions may, at any time, prosecute any proceedings in law or in equity in the case of any violation or attempt to violate any of the covenants contained herein.

3. Variances

Where, owing to special conditions, a literal enforcement of these restrictions in regard to the physical standards and requirements as referred to in Clause III of this declaration would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purposes of these restrictions, the Redevelopment Agency shall have the power upon appeal in specific cases to authorize such variation or modification of the terms of these restrictions as will not be contrary to the public interest and so that the spirit of these restrictions shall be observed and justice done.

4. Foreclosure and Enforcement of Liens

The provisions of this Declaration to not limit the right of obligees to foreclose or otherwise enforce any mortgage, deed of trust, or other encumbrance upon the property or the right of obligee to pursue any remedies for the enforcement of any pledge or lien upon the property, provided however, that in the event of a foreclosure sale under any such mortgage, deed of trust, or other lien or encumbrances, or a sale pursuant to any power of sale contained in any such mortgage or deed of trust, the purchaser or purchasers and their successors and assigns, and the property, shall be, and shall continue to be, subject to all of the conditions, restrictions and covenants herein provided for.

5. Amendment

If at any time the Redevelopment Plan is amended in any manner as

is now or hereafter permitted by law, this Declaration may be amended accordingly.

6. Dissolution

In the event that the Agency shall be dissolved or its designation changed by or pursuant to law prior to carrying out the Redevelopment Plan, its powers, duties, rights, and functions under this Declaration shall be transferred by or pursuant to any applicable provisions of such law.

7. Separability of Provisions

If any provision of this Declaration of Restrictions or the application of such provision to any owner or owners or parcel of land shall be held invalid, the validity of the remainder of this Declaration of Restrictions and the applicability of such provision to any other owner or owners or parcel of land shall not be affected thereby.



THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE SAN FRANCISCO 2 CALIFORNIA

APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF SAN
 FRANCISCO ON
 11/16/53

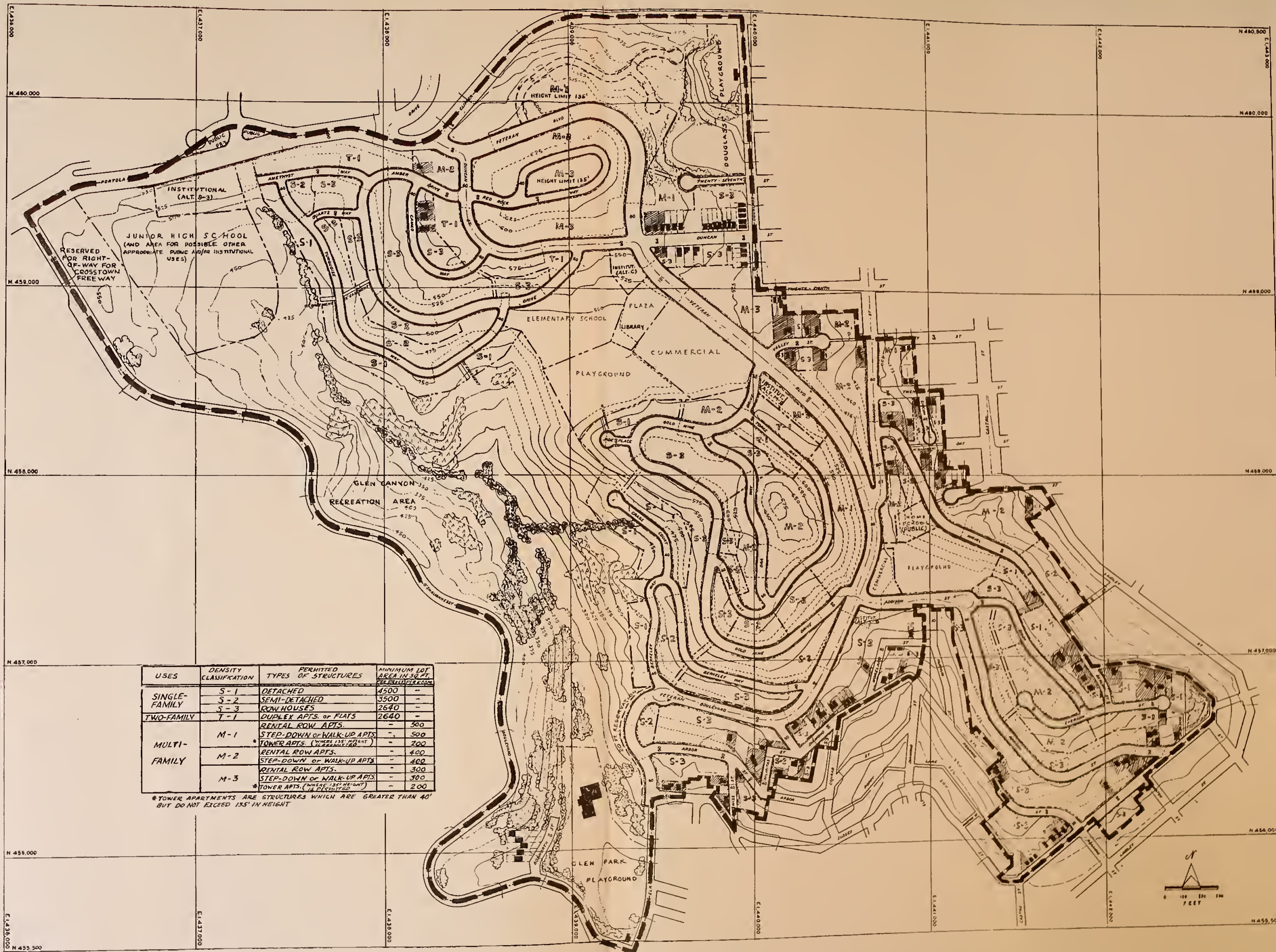
REVISIONS
 1 7/16/53
 2 2/17/54
 3 4/17/54

DRAWN BY RMM
 CHECKED BY TCB
 DATE July 12, 1955

PART II
 A

Project Area boundary shown this
 EXISTING CONTOUR LINES
 CONTOUR AFTER GRADING
 AREA OF EXISTING IMPROVED PROPERTY
 AREA OF EXISTING IMPROVED PROPERTY NOT TO BE ACQUIRED
 PROPOSED TRANSIT LINES

EXISTING PAVED STREETS
 PROPOSED PRINCIPAL STREETS
 POSSIBLE MINOR STREETS
 PROPOSED PEDESTRIAN WAYS
 LAND USE BOUNDARIES



USES	DENSITY CLASSIFICATION	TYPES PERMITTED OF STRUCTURES	MINIMUM LOT AREA IN SQ. FT.
SINGLE-FAMILY	S-1	DETACHED	4500
	S-2	SEMI-DETACHED	3500
	S-3	ROW HOUSES	2640
TWO-FAMILY	T-1	DUPLEX APTS. or FLATS	2640
MULTI-FAMILY	M-1	RENTAL ROW APTS.	500
		STEP-DOWN or WALK-UP APTS.	500
	M-2	TOWER APTS. (WHERE 135' HEIGHT IS DESIRED)	200
		RENTAL ROW APTS.	400
	M-3	STEP-DOWN or WALK-UP APTS.	400
		RENTAL ROW APTS.	300
		TOWER APTS. (WHERE 135' HEIGHT IS DESIRED)	200

*TOWER APARTMENTS ARE STRUCTURES WHICH ARE GREATER THAN 40' BUT DO NOT EXCEED 135' IN HEIGHT

Project Area boundary shown thus
EXISTING CONTOUR LINES
CONTOURS AFTER GRADING
AREA OF EXISTING IMPROVED PROPERTY
ON WHICH STRUCTURES MAY REMAIN
AREA OF EXISTING IMPROVED
PROPERTY NOT TO BE ACQUIRED
PROPOSED TRANSIT LINES

EXISTING PAVED STREETS
(WIDTH SHOWN)
PROPOSED PRINCIPAL STREETS
(WIDTH SHOWN)
POSSIBLE MINOR STREETS
PROPOSED PEDESTRIAN WAYS
LAND USE BOUNDARIES

THE REDEVELOPMENT PLAN FOR THE DIAMOND HEIGHTS PROJECT AREA

11-48-53

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
ORDWAY 3-6134

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON

March 1954
[Signature]

REVISIONS
NO. 1 DATE 7-14-55

CHECKED BY TCB

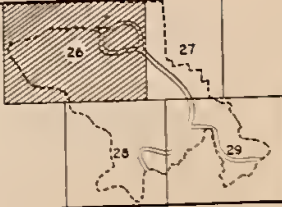
DATE July 13, 1955

PART II
A



SCALE 1" = 100'

Project Area boundary shown thus
Streets to be closed shown thus
Streets to remain shown thus
Note: Street alignment shown thus
shown on Portolano only
to clarify right of ways to be vacated



STREETS TO BE VACATED

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
PROSPECT 6 2942

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON
March 16, 1954
[Signature]

REVISIONS	DATE
1	12-10-54
2	12-21-54

PUNNETT, PAREZ & HUTCHISON
CIVIL ENGINEERS
50 SUTTER ST., SAN FRANCISCO
DRAWN BY E. M.
CHECKED BY R. J. D.
DATE May 11, 1953
PART II
B **(26)**

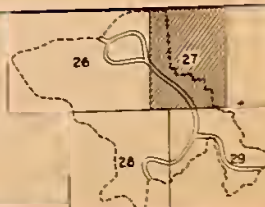




Project Area boundary shown thus

Streets to be closed shown thus

Streets to remain shown thus



STREETS TO BE VACATED

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
PROSPECT 6-2942

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON

March 11, 1954
[Signature]

REVISIONS
NO. 1 DATE 12-11-54

PUNNETT, PAREZ & HUTCHISON
CIVIL ENGINEERS
58 SUTTER ST., SAN FRANCISCO

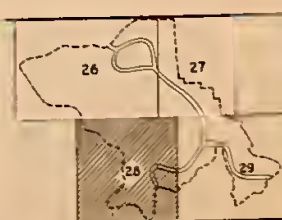
DRAWN BY E. M.
CHECKED BY H. J. D.
DATE May 21, 1953

PART II
B (27)



SCALE 1" = 100'

Project Area Boundary shown thus
Streets to be closed shown thus
Streets to remain shown thus

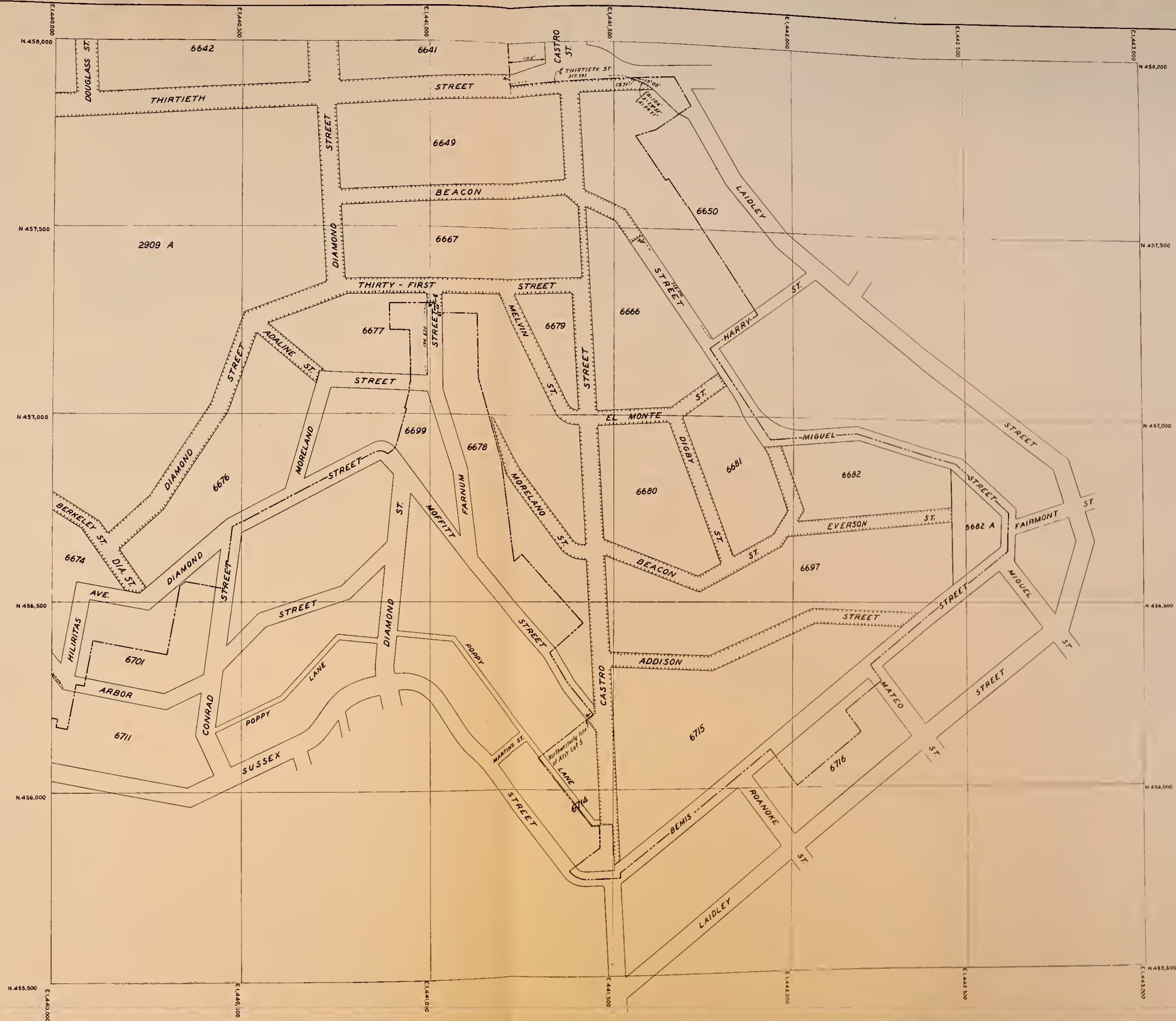


STREETS TO BE VACATED

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
PROSPECT 6-2942

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON
MAY 17, 1954
[Signature]

REVISIONS
NO. 1
DATE 5/12/54
PUNNETT, PAREZ & HUTCHISON
CIVIL ENGINEERS
58 SUTTER ST., SAN FRANCISCO
DRAWN BY E.H.
CHECKED BY R.J.P.
DATE May 24, 1954
PART II
B (28)



The figure consists of four maps of the study area, arranged in a 2x2 grid. Each map shows the coastline of the study area, with the river flowing into the sea. The maps are labeled with the site numbers 26, 27, 28, and 29. Map 26 shows the site located in the upper left, near the river. Map 27 shows the site located in the upper right, near the river. Map 28 shows the site located in the lower left, near the river. Map 29 shows the site located in the lower right, near the river. The maps are drawn on a grid, with the coastline and river shown as solid lines and the study area as a shaded region.

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA PROSPECT 6-2942

March 13 1954

DRAWN BY E.H.
 CHECKED BY R.J.D.
 DATE May 24, 1993

PART II
B (29)



LEGEND

- Sewer - new construction (8" pipe) ——— 8"
- Sewer - existing (8" pipe) ——— 8"
- Manholes - new ———
- Manholes - existing ———
- Catchbasins ———
- Multiple catchbasins ———
- Gas mains - existing ——— 8"
- Gas mains - new (8" pipe) ——— 8"
- Water mains (8" pipe) ——— 8"
- Fire Hydrants ———
- Sign, "Not a Through Street" ———
- Sign, "Keep Right" ———
- Sign, "Stop" ———

NOTES

Connections to catchbasins to be 10" V.C.R.
 Side sewers to residential lots to be 6" V.C.R.
 Side sewers to commercial district to be 8" V.C.R.
 See typical street sections on Sheet N9 S4 for
 the location of these utilities

No of dwelling units per parcel shown this 10 D.U.
 Existing houses tentatively scheduled not to be acquired shown thus

SEWER - WATER - GAS AND TRAFFIC CONTROL

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
 PROSPECT 6-2942

APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF SAN
 FRANCISCO OH
 March 10, 1954

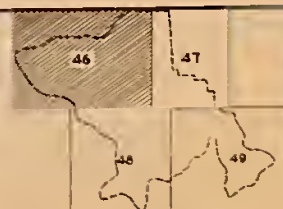
REVISIONS	DATE
NO. 1	12/18/54

PUNNETT, PAREZ & HUTCHISON
 CIVIL ENGINEERS
 58 SUTTER ST., SAN FRANCISCO

DRAWN BY E. H.
 CHECKED BY R. J. D.
 DATE May 26, 1953

PART II **46**
 C

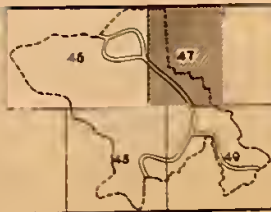
Project Area boundary shown thus



SCALE 1"=100'



Project Area Boundary shown thus ---
See legend and notes on Sheet 46



SEWER - WATER - GAS AND TRAFFIC CONTROL

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
PROSPECT 6-2942

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO, OH
March 16, 1954
[Signature]

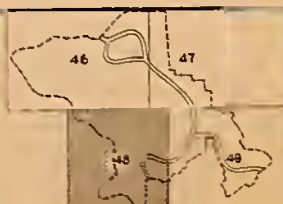
REVISIONS
NO. DATE
1 1-1-54
[Signature]

PUNNETT, PAREZ & HUTCHISON
CIVIL ENGINEERS
58 SUTTER ST., SAN FRANCISCO
DRAWN BY E. H. L.
CHECKED BY R. J. L.
DATE May 11, 1953
SCALE 1" = 100'
PART II 47
C



Project Area Boundary shown thus

See legend and notes on Sheet 46



SEWER - WATER - GAS AND TRAFFIC CONTROL

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON

March 19, 1954

REVISIONS
NO. DATE

PUNNETT, PAREZ & HUTCHISON
CIVIL ENGINEERS

58 SUTTER ST., SAN FRANCISCO

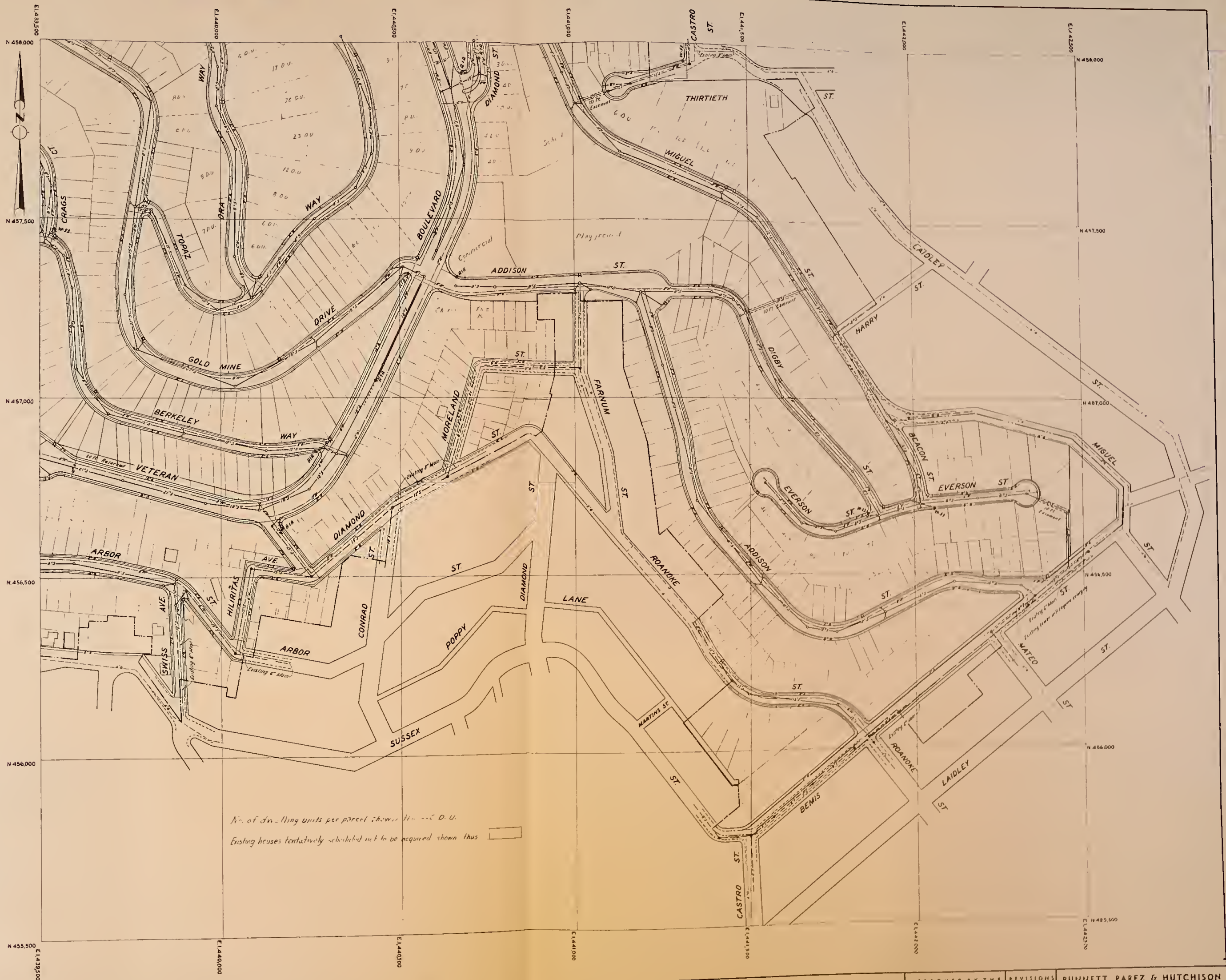
DRAWN BY E. J. J.

CHECKED BY R. J. D.

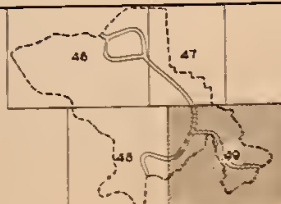
DATE May 26, 1954

SCALE: 1"=100'

PART II 48
C



Project Area Boundary shown thus
See legend and notes on Sheet 46



**SEWER - WATER - GAS
AND TRAFFIC CONTROL**
DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
PROSPECT 6-2942

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON

March 14, 1959

REVISIONS
NO. DATE
1 7-7-59

PUNETT, PEREZ & HUTCHISON
CIVIL ENGINEERS
58 SUTTER ST., SAN FRANCISCO

DRAWN BY E. M.
CHECKED BY R. J. O.
DATE May 21, 1959

SCALE 1" = 100'
PART II 49
C



ELECTRICAL - TELEPHONE - STREET LIGHTING FIRE ALARM BOX AND POLICE PHONE SYSTEMS

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA

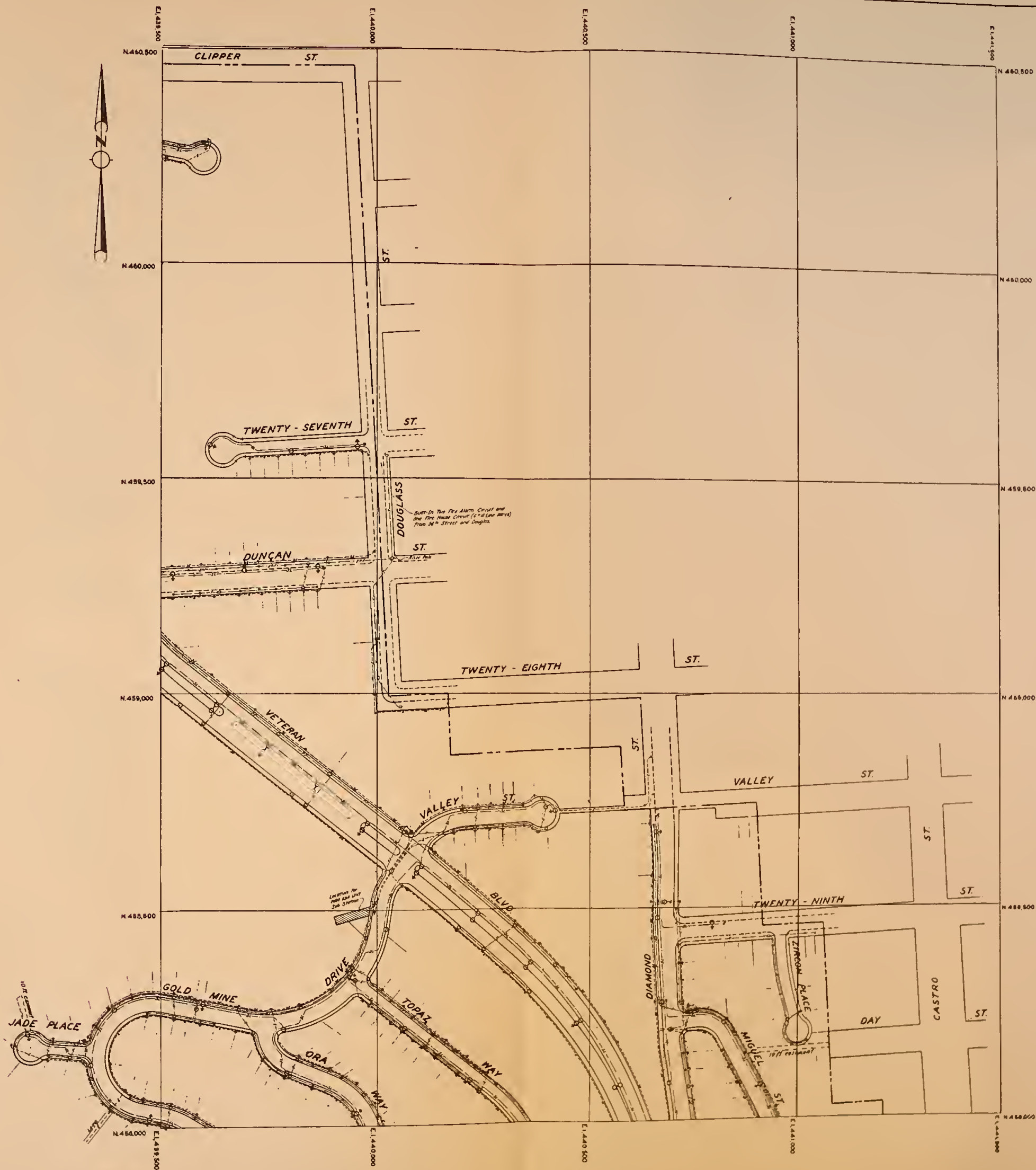
APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF SAN
 FRANCISCO ON
 March 16, 1954
[Signature]

REVISIONS
 NO. 1
 DATE 12-15-54

PUNNETT, PAREZ & HUTCHISON
 CIVIL ENGINEERS
 58 SUTTER ST., SAN FRANCISCO
 DRAWN BY E. M.
 CHECKED BY R. J. D.
 DATE May 21, 1953

SCALE 1" = 100'
PART II
D

50



SCALE



Project Area boundary shown thus ————
See legend on Sheet 50
Note
See typical Street sections on Sheet N-54 for the location of these utilities.



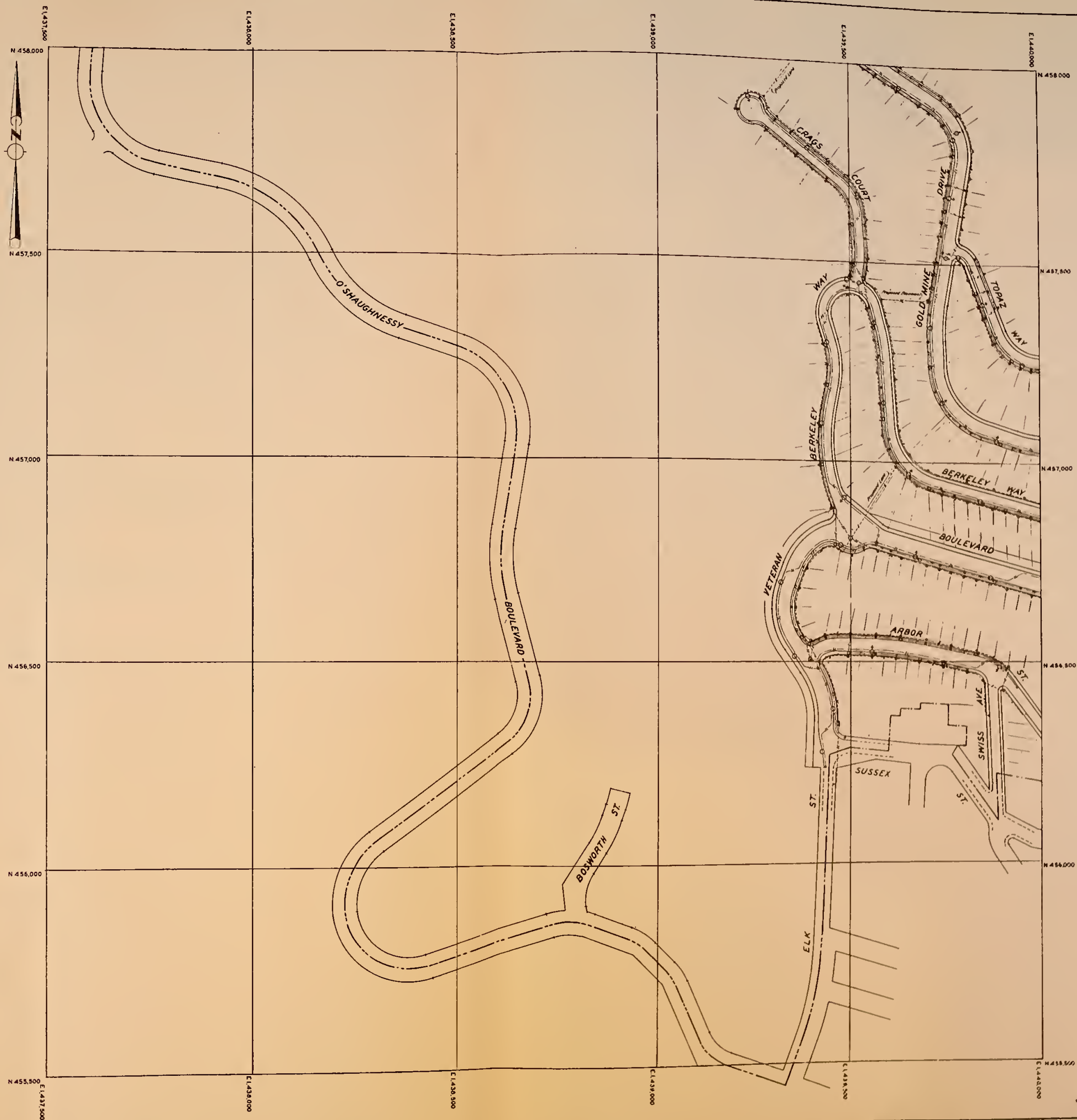
ELECTRICAL - TELEPHONE - STREET LIGHTING FIRE ALARM BOX AND POLICE PHONE SYSTEMS

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
PROSPECT 6-2942

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON

March 10, 1954
[Signature]
R. J. D.

REVISIONS		PUNNETT, PAREZ & HUTCHISON CIVIL ENGINEERS 50 SUTTER ST., SAN FRANCISCO	
NO.	DATE		
		DRAWN BY C. H.	PART II
		CHECKED BY R. J. D.	D
		DATE May 21, 1953	51

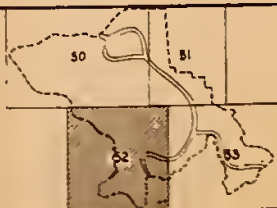


Project Area boundary shown thus

See legend on Sheet 50

Note

See typical Street sections on Sheet N9 54 for the location of these utilities.



ELECTRICAL - TELEPHONE - STREET LIGHTING **FIRE ALARM BOX AND POLICE PHONE SYSTEMS** **DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1** **REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO** **512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA**

APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF SAN
 FRANCISCO ON

REVISIONS

NO. DATE

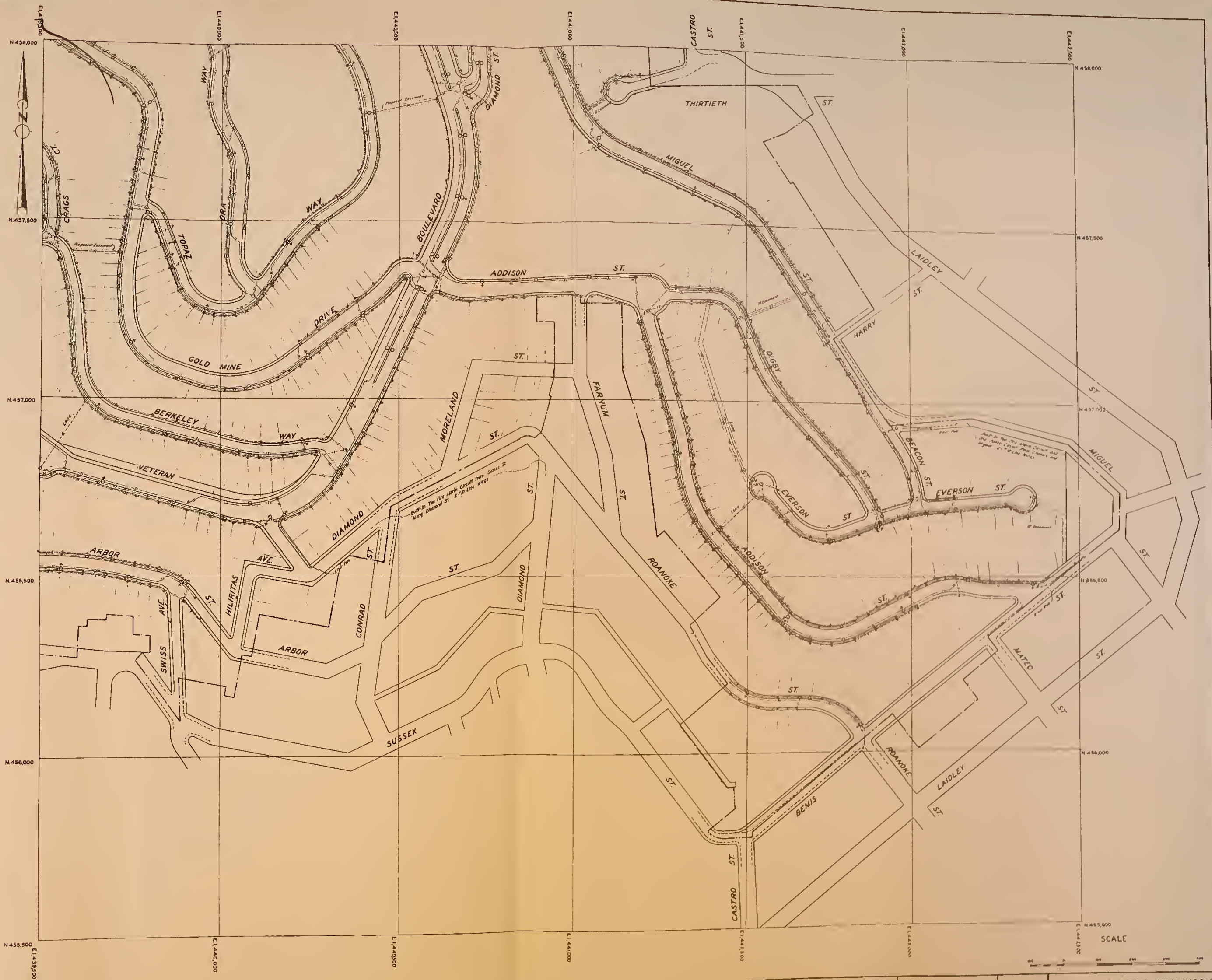
1. 5-21-63

PUNNETT, PAREZ & HUTCHISON
 CIVIL ENGINEERS
 58 SUTTER ST., SAN FRANCISCO

DESIGNED BY E. J. M.
 CHECKED BY R. J. D.
 DATE May 21, 1963

PART II
D

52

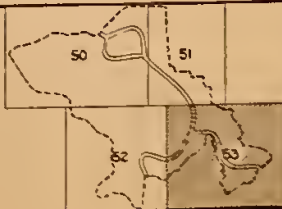


Project Area boundary shown thus ———

See legend on Sheet 50

Note

See typical Street sections on Sheet No 54 for the location of these utilities.



ELECTRICAL - TELEPHONE - STREET LIGHTING FIRE ALARM BOX AND POLICE PHONE SYSTEMS

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
 PROSPECT 6-2942

APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF SAN
 FRANCISCO, CA

[Signature]
[Signature]

REVISIONS
 NO. DATE

PUNNETT, PAREZ & HUTCHISON
 CIVIL ENGINEERS

58 SUTTER ST., SAN FRANCISCO

DRAWN BY E. M.
 CHECKED BY R. J. D.
 DATE May 21, 1953

PART II
D

53



APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON

MAY 1963
[Signature]
[Signature]



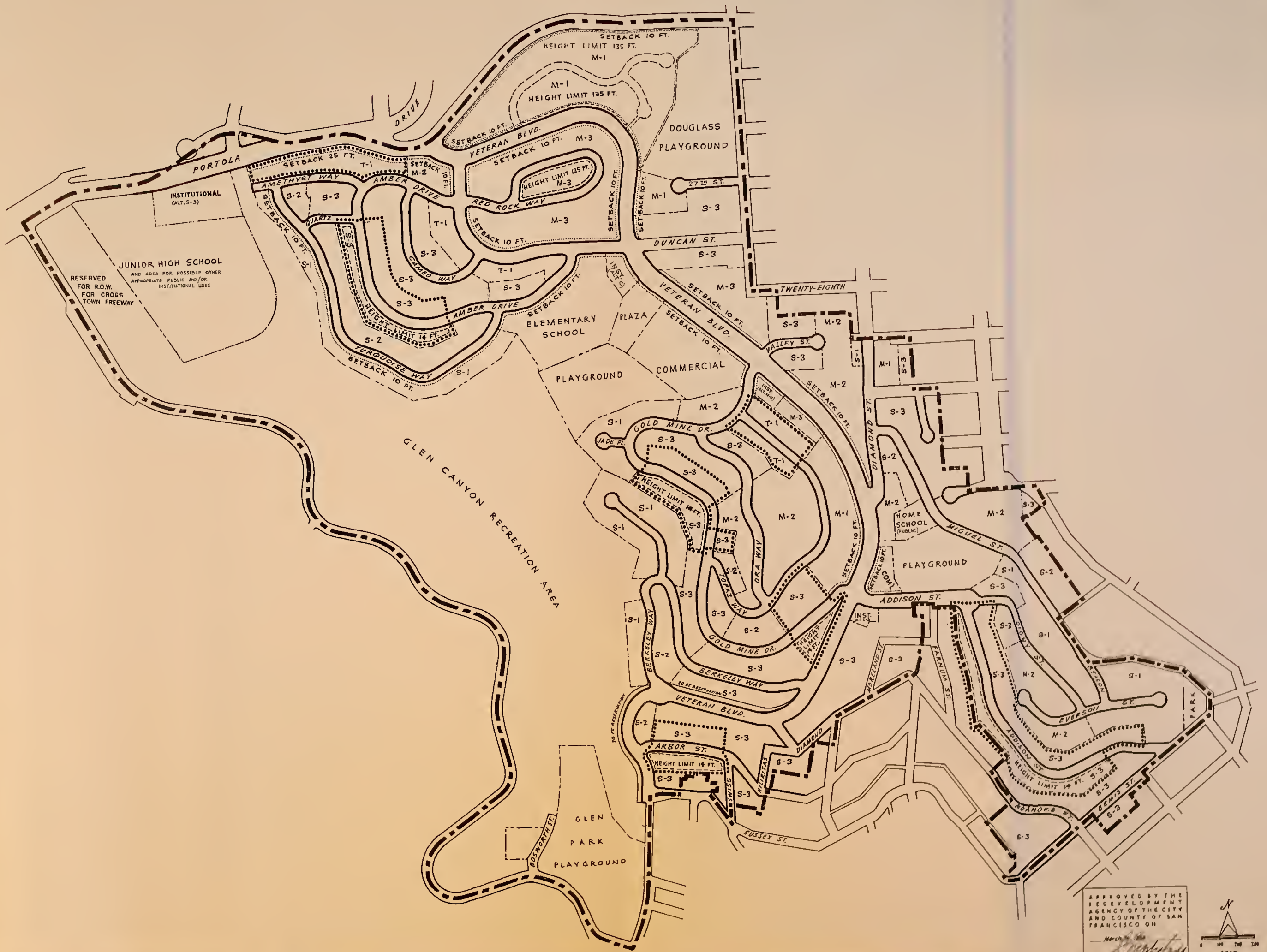
PART II
E

REVISIONS:	
NO.	DATE
1	12-11-54
2	12-22-54
3	2/29/60
4	4/18/63

SETBACK AND HEIGHT LIMITATIONS - AREAS FOR PLANNED UNIT DEVELOPMENT REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

BUILDING SETBACK	5 FEET SETBACK IN ALL AREAS EXCEPT WHERE SHOWN OTHERWISE
HEIGHT LIMIT	33 FEET IN ALL RESIDENTIAL AREAS EXCEPT WHERE SHOWN OTHERWISE
PLANNED UNIT DEVELOPMENT	ALL WIDE ADJ. COMMERCIAL AND INSTITUTIONAL AREAS TWO- and SINGLE-FAMILY AREAS WHERE INDICATED

- PROJECT AREA BOUNDARY
- AND USE BOUNDARY
- EXISTING PAVED STREETS
- PROPOSED PRINCIPAL STREETS
- POSSIBLE MINOR STREETS



APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON
12-22-54
10-24-54



PART II
E

PROJECT AREA BOUNDARY
LAND USE BOUNDARY
EXISTING PAVED STREETS
PROPOSED PRINCIPAL STREETS
POSSIBLE MINOR STREETS

REVISIONS:
NO. DATE
1 12-11-54
2 12-22-54

SETBACK AND HEIGHT LIMITATIONS - AREAS FOR PLANNED UNIT DEVELOPMENT

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

BUILDING SETBACK	5 FEET SETBACK IN ALL AREAS EXCEPT WHERE SHOWN OTHERWISE
HEIGHT LIMIT	33 FEET IN ALL RESIDENTIAL AREAS EXCEPT WHERE SHOWN OTHERWISE
PLANNED UNIT DEVELOPMENT	RESIDENTIAL, COMMERCIAL, TWO- and SINGLE-FAMILY AREAS WHERE INDICATED

11-10-53



APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE CITY
AND COUNTY OF SAN
FRANCISCO ON

[Signature]



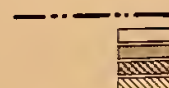
PART II
F

BUILDING SETBACK	5 FEET SETBACK IN ALL AREAS EXCEPT WHERE SHOWN OTHERWISE
HEIGHT LIMIT	33 FEET IN ALL RESIDENTIAL AREAS EXCEPT WHERE SHOWN OTHERWISE



LEGEND

Project boundary
 Property to be acquired
 Public property not to be acquired
 Property excluded from the Redevelopment Plan
 Property whose owners may participate in accordance with the provisions of the Redevelopment Plan



ACQUISITION MAP

DIAMOND HEIGHTS REDEVELOPMENT PROJECT AREA B-1
 REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
 512 GOLDEN GATE AVENUE, SAN FRANCISCO 2, CALIFORNIA
 ORDWAY 3-6134

APPROVED BY THE
 REDEVELOPMENT
 AGENCY OF THE CITY
 AND COUNTY OF SAN
 FRANCISCO ON
 JULY 12, 1953
 [Signature]

REVISIONS
 NO. DATE

DRAWN BY: HAD
 CHECKED BY: TCB
 DATE: July 12, 1953

PART II
 G

297
9986-2

